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**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**WESTRIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Westridge Community Development District was held on **Thursday, February 27, 2014 at 2:30 p.m.** at the Quality Inn Maingate, located at 43824 Highway 27, Davenport, FL 33837.

Present and constituting a quorum:

Bob Bishop	<b>Board Supervisor, Vice Chairman</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
David Jae	<b>Board Supervisor, Assistant Secretary</b>
Glenn Marvin	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Jeremy Needham	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Clark	<b>District Counsel, Clark &amp; Albaugh</b>
Mark Wilson	<b>District Engineer, Kimley-Horn and Associates, Inc.</b>
Rick Casey	<b>Prime Group</b>
Audience Members	<b>Not Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Needham called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Clark stated that the District took title to the foreclosed properties through Westridge Holdco, LLC. He stated that his firm was in the process of having the title policy issued. Mr. Clark stated that there were 17 lots purchased for which a tax deed was issued, which were subject to the foreclosure. The tax deed purchaser had attempted to submit payments of special assessments to the District. He stated that the funds were returned to Sunset 2010, LLC.

Mr. Clark stated that he sent a letter to the Developer of both lots, to remind them that they were obligated to disclose CDD assessments to buyers in their contracts.

Mr. Clark discussed the Tri-Party Agreement, Management and Brokerage Agreement and the First Mortgage Deed and Security Agreement. He stated that the documents were approved (conceptually) at the November 2013 meeting. Mr. Clark stated that once the agreements were fully executed the District could move to a marketing and sales strategy.

B. District Engineer

Mr. Wilson gave an update regarding improvements regarding Southwest Florida Water Management District compliance. He stated that the as-builts would be updated and permits would then be issued. Mr. Wilson stated that the \$5000 retainer would be applied to the work that is completed and that any remaining funds would be refunded.

C. District Manager

Mr. Needham discussed aspects regarding a proposed budget. Brief discussion ensued. It was stated that Mr. Needham would bring a draft of the budget from last year to the next meeting so that the Board of Supervisors could assess it and come up with figures for a current proposed budget.

Discussion began on Bella Vista Drive. It was stated that the road was completed and accepted by the County. Westridge Community Development District discussed accepting the road called Bella Vista Drive. Brief discussion ensued regarding a list of improvements to the Community that the County would reimburse the District for.

On Motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board accepted the road called Bella Vista Drive for Westridge Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on December 19, 2013**

Mr. Needham stated that the minutes were reviewed by District Counsel.

On Motion by Mr. Blakley, seconded by Mr. Marvin, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on December 19, 2013 for Westridge Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operations and Expenditures for December 2013 and January 2014**

Mr. Needham discussed the operations and maintenance expenditures with the Board of Supervisors.

On Motion by Mr. Jae, seconded by Mr. Bishop, with all in favor, the Board approved the Operations and Expenditures for December 2013 (\$9,984.89) and January 2014 (\$7,287.26) for Westridge Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Requisitions #94-96, Capital Improvement Revenue Bond, Series 2005**

The Board of Supervisors reviewed the requisitions for Series 2005

On Motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board ratified Requisitions #94-96, Capital Improvement Revenue Bond, Series 2005 for Westridge Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of LLS Tax Solutions Arbitrage Rebate Services, Series 2005 Engagement Letter**

Mr. Needham discussed the Arbitrage Rebate Services letter from LLS Tax Solutions. He stated that their fee was \$650 for the year.

On Motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board accepted the engagement letter for LLS Tax Solutions Arbitrage Rebate Services, Series 2005 for Westridge Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Establish an Audit Review Committee and Authorization to Advertise for Audit Review Committee Meeting**

The Board of Supervisors discussed the Audit Review Committee Meeting.

On Motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board established themselves as the Audit Review Committee and authorized advertisement for an Audit Review Committee Meeting for Westridge Community Development District.

**NINTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

There were no Audience comments or Supervisor requests.

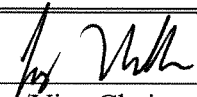
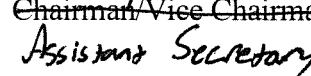
Mr. Needham stated that the next Regular Meeting of the Board of Supervisors is scheduled to be held on Thursday, March 27, 2014 at 2:30 p.m. at the Quality Inn Maingate, located at 43824 Highway 27, Davenport, Florida 33837.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board adjourned the Meeting of the Board of Supervisors at 2:59 p.m. for Westridge Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman  
  
Assistant Secretary