

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 8529 SOUTH PARK CIRCLE · SUITE 330 · ORLANDO, FLORIDA 32819

**WESTRIDGE COMMUNITY
DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS'
MEETING
DECEMBER 19, 2013**

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT AGENDA

DECEMBER 19, 2013 – 2:30 p.m.

Quality Inn Maingate
43824 Highway 27
Davenport, FL 33837

District Board of Supervisors	Nubia Carroll Bob Bishop David Jae John Blakley Glenn Marvin	Board Supervisor, Chairperson Board Supervisor, Vice Chairman Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary
District Manager	Jeremy Needham	Rizzetta & Company, Inc.
District Counsel	Scott Clark	Clark & Albaugh, LLP
District Engineer	Mark E. Wilson, P.E.	Kimley-Horn and Associates, Inc.

All Cellular phones and pagers must be turned off during the meeting.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **2:30 p.m.** with the first section which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Manager prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (407) 472-2471 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (407) 472-2471, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614

December 9, 2013

Board of Supervisors
Westridge Community
Development District

AGENDA

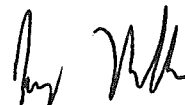
Dear Board Members:

The regular meeting of the Board of Supervisors of Westridge Community Development District will be held on **Thursday, December 19, 2013 at 2:30 p.m.** at the Quality Inn Maingate, located at 43824 Highway 27, Davenport, FL 33837. Following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 4. BUSINESS ADMINISTRATION**
 - A. Administer Oath of Office to Glenn Marvin Tab 1
 - B. Consideration of the Minutes of the Landowners Election held November 21, 2013 Tab 2
 - C. Consideration of the Minutes of the Board of Supervisors' Meeting held on November 21, 2013 Tab 3
 - D. Consideration of Operation and Maintenance Expenditures for November 2013 Tab 4
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2014-01, Canvassing and Certifying Results of the Landowners Election Tab 5
 - B. Consideration of Resolution 2104-02, Designating Officers Tab 6
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (407) 472-2471.

Very truly yours,



Jeremy Needham
District Manager

TAB 1

**WESTRIDGE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISOR
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

[Signature]

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF POLK

On this _____ day of _____, 2013, before me, personally appeared _____ to me well known and known to me to be the person described in and who took the aforementioned oath as a Board Member of the Board of Supervisors of Westridge Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public
STATE OF FLORIDA

My commission expires on: _____

TAB 2

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 Landowner Election of Westridge Community Development District was held on **Thursday, November 21, 2013 at 3:18 p.m.** at the Quality Inn Maingate, located at 43824 Highway 27, Davenport, FL 33837.

Present:

Nubia Carroll

Bob Bishop

John Blakley

Randy Rex

Rick Casey

Jorge Cepero

Nancy Villaman

David Jae

Glenn Marvin

Jeremy Needham

Scott Clark

Audience Members

Representative, Adams Homes

Representative, Lerner Real Estate Advisors

Representative, Lerner Real Estate Advisors

Representative, Tierra Del Sol

Representative, Proxy Holder Tierra Del Sol

Representative, Prime Group

Representative, Prime Group

Representative, Lerner Real Estate Advisors

Representative, J.G.M. Consulting Services

District Manager, Rizzetta & Company, Inc.

District Counsel, Clark & Albaugh

Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Election of Chairman for Purpose of
Conducting Landowners' Election**

Mr. Rex stated that it was okay that Mr. Needham continue chairing the meeting. Mr. Needham assessed the voting rights for each Landowner. Mr. Needham stated that the purpose of this meeting is to elect three Board Supervisors for the Westridge Community Development District. He stated that the candidate with the highest number of votes will receive a 4 year term and the candidates with the next highest number of votes will receive a 2 year term.

FOURTH ORDER OF BUSINESS

**Announcement of Candidates/Nominations
for Positions of Supervisors**

Mr. Needham stated that the nominations received were for Jorge Cepero, Nancy Villaman, Rick Casey, David Jae, Glenn Marvin and Nubia Carroll.

FOURTH ORDER OF BUSINESS

Casting of Ballots

Mr. Needham stated that the votes are listed on the Ballots as follows: David Jae received 208 votes, Glenn Marvin received 207 votes, Nubia Carroll received 207 votes, Jorge Cepero received 68 votes, Nancy Villaman received 68 votes and Rick Casey received 67 votes. Mr. Needham asked if there were any objections. There were none.

FOURTH ORDER OF BUSINESS

Tabulation of Ballots

Mr. Needham stated that as a result of the votes David Jae will receive a 4 year term (seat 1), Nubia Carroll will receive a 2 year term (seat 2) and Glenn Marvin will receive a 2 year term (seat 3).

NINTH ORDER OF BUSINESS

Landowners Questions and Comments

There were no Landowner questions or comments.

TENTH ORDER OF BUSINESS

Adjournment

<p>On a Motion by Mr. Blakley the Landowners Election was adjourned at 3:29 p.m. for Westridge Community Development District.</p>
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TAB 3

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, November 21, 2013 at 3:34 p.m.** at the Quality Inn Maingate, located at 43824 Highway 27, Davenport, FL 33837.

Present and constituting a quorum:

Nubia Carroll	Board Supervisor, Chairperson
Bob Bishop	Board Supervisor, Vice Chairman
John Blakley	Board Supervisor, Assistant Secretary
Jason Patrick	Board Supervisor, Assistant Secretary (via phone)

Also present were:

Jeremy Needham	District Manager, Rizzetta & Company, Inc.
Scott Clark	District Counsel, Clark & Albaugh
David Jae	Representative, Lerner Real Estate Advisors
Mark Wilson	District Engineer, Kimley-Horn (via phone)
Jorge Cepero	Representative, Prime Group
Audience Members	Not Present

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

No audience members were present for comment.

THIRD ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Clark asked that the Board of Supervisors review the results of the Landowner Election. Mr. Needham discussed the results of the Landowner Election. Mr. Needham stated that as a result of the votes David Jae will receive a 4 year term (seat 1), Nubia Carroll will receive a 2 year term (seat 2) and Glenn Marvin will receive a 2 year term (seat 3).

Mr. Needham stated that he is a Notary Public of the State of Florida and duly authorized to administer the Oath of Office. He administered the Oath of Office to newly appointed Board Supervisor David Jae and Nubia Carroll who swore to and affirmed the oath.

Mr. Clark discussed the documents in relation to the foreclosure sale scheduled for December 11, 2013. Mr. Clark discussed the First Mortgage Deed and Security Agreement, Articles of Organization of Westridge Holdco, LLC, Tri-Party Agreement and Operating Agreement of Westridge Holdco, LLC and the Management and Brokerage Agreement. He stated that the Bondholders would like for the Westridge Community Development District (Westridge CDD) to set up a Limited Liability Company as a Special Purpose Entity (SPE) to take the title to the lands. Mr. Clark stated that the SPE for Westridge CDD was currently identified as Westridge Holdco, LLC, but could be altered if so desired. Mr. Clark stated that the first action the Board of Supervisors should take is to approve the filing of the Articles of Organization for the Limited Liability Company (LLC) in the State of Florida and to then approve the form of an Operating Agreement, which would have the Westridge CDD being the sole member of the LLC. He stated that this would give the Westridge CDD authority over the activities of the LLC. He stated that this would give the District Manager of Rizzetta and Company to manage the affairs of the LLC, under the supervision of the Board of Supervisors. Mr. Clark stated that the sole purpose was to hold the property until there was a sale or other transaction that the Bondholders approve to allow disposition of the property. Mr. Clark stated that in connection with this the Bondholders asked that Westridge CDD, the Trustee and the Special Purpose Entity enter into a Tri-Party Agreement. He stated that the Tri-Party Agreement was common in deals that occur in Florida in a similar situation. He stated that the Tri-Party Agreement would acknowledge that the LLC is holding the property for the benefit of the Trustee and the Bondholders and that the LLC would cooperate with marketing and sale of the property. He stated that the Bondholders were agreeing to fund the operations of the District and that there are remaining funds held by the Trustee in the area of around one million dollars. Mr. Clark stated that there would be some edits to the documents where the District could lien the property in the case that the Bondholders fail to fund the District. He stated that this would give Westridge CDD some leverage. Mr. Clark stated that the Bondholders asked that Westridge CDD enter in a Management Agreement between the LLC and Lerner Real Advisors Inc. and Lerner Real Estate Advisors Realty, Inc. where the entities would manage the development with a Brokerage Agreement as well. Mr. Clark stated that the payments under the agreement would be subject to a separate Compensation Agreement between the said entities, the Trustees and the Bondholders. Mr. Clark stated that he requested a copy of the Compensation Agreement but was not able to obtain it. He stated that he would like to add verbiage to the Agreement to clarify that the activities that are being performed by the Lerner entities are not being paid for by the Westridge CDD but by the Trustee for the Bondholders. He stated that the CDD had the right to terminate the agreement if they

chose to. Mr. Clark stated that the Trustee requested that the LLC enter into a mortgage after the foreclosure sale being that after the sale there will no longer be assessments on the property a mortgage would secure the property in the case that there were ever liens or judgments against the property. Mr. Clark stated that his concerns with the mortgage were to make sure that the obligations of the CDD were not expanded beyond their current obligations. Mr. Clark stated that he would like the Board of Supervisors to give conceptual approval to all of the documents he just discussed, subject to the edits he will make and any further negotiations so that prior to the sale date the SPE can be put in place and the agreements entered into. Mr. Clark stated that immediately after the sale they would to have the Mortgage to be executed and recorded as well as have an approval for the Management and Brokerage Agreement. Brief discussion ensued. Mr. Clark stated that the Board Supervisors that were with associated with the Lerner entities, and to the extent that they would receive a benefit or compensation under the Management and Brokerage Agreement or to the extent that these Board Supervisors should have an actual ownership in either of the entities that they should declare a conflict. The Board Supervisors associated with the Lerner entities stated that they did not have any conflict to declare. Mr. Clark stated that he would make the Board of Supervisors aware when they did receive title to the property.

On Motion by Mr. Jae, seconded by Mr. Blakley, with all in favor, the Board approved of the conceptual approval of the First Mortgage Deed and Security Agreement, Articles of Organization of Westridge Holdco, LLC, Tri-Party Agreement and Operating Agreement of Westridge Holdco, LLC and the Management and Brokerage Agreement subject to further review, edits and negotiations by District Counsel for Westridge Community Development District.

B. District Engineer

Mr. Wilson stated that his company was in the process of closing out all construction items and approvals with the County. He stated that he was meeting with the Contractor to discuss improvements to pond 11 for the CDD. Brief discussion ensued.

C. District Manager

No report.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on October 24, 2013

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

On Motion by Mr. Bishop, seconded by Ms. Carroll, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on October 24, 2013 for Westridge Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operations and Expenditures for October 2013

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

On Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board approved the Operations and Expenditures for October (\$8,512.30) 2013 for Westridge Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Bonds, Series 2005, Requisition #93

The Board of Supervisors reviewed requisition #93.

On Motion by Mr. Bishop, seconded by Ms. Carroll, with all in favor, the Board ratified Bonds, Series 2005, Requisition #93 for Westridge Community Development District.

SEVENTH 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, December 19, 2013 at 2:30 p.m. at the Quality Inn Maingate, located at 43824 Highway 27, Davenport, Florida 33837.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Carroll, seconded by Mr. Blakley, with all in favor, the Board adjourned the Meeting of the Board of Supervisors at 4:02 p.m. for Westridge Community Development District.

Assistant Secretary

Chairman/Vice Chairman

TAB 4

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 8529 SOUTH PARK CIRCLE · SUITE 330 · ORLANDO, FLORIDA 32819

Operation and Maintenance Expenditures November 2013 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2013 through November 30, 2013. This does not include expenditures previously approved by the Board.

The total items being presented: **\$4,379.89**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Westridge Community Development District

Paid Operation & Maintenance Expenses

November 1, 2013 Through November 30, 2013

10101 - Cash-Operating Account

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Department of Economic Opportunity	1477	30557	Special District Fee FY 2013/2014	\$ 175.00
Duke Energy	1478	5031506 49463	000 Highway 27 Lite, Tierra Del Sol 10/13	\$ 3,404.89
Jason M. Patrick	1479	JP102413	Board of Supervisors Meeting 10/24/13	\$ 200.00
John C. Blakley	1475	JBL102413	Board of Supervisors Meeting 10/24/13	\$ 200.00
Nubia Carroll	1476	NC102413	Board of Supervisors Meeting 10/24/13	\$ 200.00
Robert R. Bishop	1474	BB102413	Board of Supervisors Meeting 10/24/13	\$ <u>200.00</u>
Report Total				\$ <u>4,379.89</u>

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY Invoice No.: 30557 Date Invoiced: 10/01/2013
 FY 2013/2014 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM DEO use only: Post to: Special District Information Program

Instructions: In accordance with Sections 189.412 and 189.427, F.S., and Chapter 73C-24, F.A.C., please remit the fee due payable to the Department of Economic Opportunity OR complete the Zero Annual Fee Certification Section, as appropriate. In addition, review the information below about the district and update as necessary. Provide backup documentation if the district's name or status has changed. By the postmarked due date, mail the payment and this signed form to the Department of Economic Opportunity, Office of Financial Mgmt., 107 E. Madison Street, MSC 120, Tallahassee, Florida 32399-4124. Direct questions to (850) 717-8430.

ANNUAL FEE: \$175.00 LATE FEE: \$0.00 RECEIVED: \$0.00 FEE DUE, POSTMARKED BY 12/03/2013: \$175.00

District's Name, Registered Agent & Office*:

Westridge Community Development District
 Mr. William Rizzetta
 3434 Colwell Ave., Suite 200
 Tampa, FL 33614

Telephone: (813) 933-5571
 Fax: (813) 935-6212
 Status*: Independent
 Creation Document: On File
 Map: On File
 Last Update: 02/03/2012

Website:
 E-mail: brizzetta@rizzetta.com

County(ies): Polk
 Local Governing Authority*: Polk County
 Function(s)*: Community Development
 Date Established: 09/03/2003
 Creation Documents*: County Ordinance 03-63
 Statutory Authority*: Chapter 190, Florida Statutes
 Board Selection*: Elected
 Authority to Issue Bonds*: Yes
 Revenue Source*: Assessments

NOV - 4 - 2013
 Date Rec'd Rizzetta & Co., Inc. _____
 D/M approval JN Date 11/8/13
 Date entered 11/16/13
 Fund 001 GL 513000C 4902
 Check# _____

*Explanations
 Registered Agent: The person designated by the special district to accept due process on behalf of the special district
 Status: Independent or Dependent - see Section 189.403, F.S.
 Local Governing Authority: The governing body of a unit of local general-purpose government
 Functions: The function/purpose of the special district
 Creation Documents: Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.
 Statutory Authority: The Florida Statute governing the function of the special district
 Board Selection: Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as Local Governing Authority, Similar to Local Governing Authority, Other
 Authority to Issue Bonds: Yes or No
 Revenue Sources: Ad Valorem, Agreement, Assessments, Bond Issuer Fees, Co., Donations, Fed, Fees, Other, Investments, Grants, Municipality, Non-Ad Valorem, Priv. Enterprise, Sales Surtax, Sales/Leases, State, TIF, Tolls, None

CERTIFICATION: I, the undersigned registered agent, do hereby certify that the information above is accurate and complete as of this date. It does _____ or does not _____ need to be changed.
 Registered Agent's Signature: William A. Rizzetta Date: _____

ZERO ANNUAL FEE CERTIFICATION SECTION - If eligible, the special district may request a zero annual fee instead of making a payment by having the registered agent certify to the following:

1. This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2011/2012 (special districts created after that fiscal year must attach a current income statement verifying \$3,000.00 or less in revenues for the current fiscal year).
4. This certification will be returned to the Department at the address above postmarked by 12/03/2013 and,
5. This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

I, the undersigned registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the above statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be investigated and verified with the Department of Financial Services and the Auditor General.

SIGN ONLY IF ELIGIBLE FOR AND REQUESTING A ZERO ANNUAL FEE:
 Registered Agent's Signature: _____ Date: _____
 Department Use Only: _____ Verified and Approved _____ Denied - Reason(s): _____

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. DEO-SDIP-001 Effective 10/01/2011

 DETACH AND KEEP THIS PORTION FOR YOUR RECORDS.

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY Invoice No.: 30557 Date Invoiced: 10/01/2013		FY 2013/2014 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM RECEIPT Postmarked Due Date: 12/03/2013	
Westridge Community Development District	ANNUAL FEE \$175.00	LATE FEE \$0.00	RECEIVED \$0.00
			FEE DUE \$175.00



STATEMENT OF SERVICE

NOVEMBER 2013

ACCOUNT NUMBER 31506 49463

FOR CUSTOMER SERVICE OR PAYMENT LOCATIONS CALL: 1-877-372-8477
WEB SITE: www.duke-energy.com
TO REPORT A POWER OUTAGE: 1-800-228-8485

WESTRIDGE COMM DEV DIST
2806 N 5TH ST
SUITE 403
ST AUGUSTINE FL 32084
SERVICE ADDRESS
000 HIGHWAY 27 LITE,
TIERRA DEL SOL

DUE DATE NOV 25 2013 TOTAL AMOUNT DUE 3,404.89
NEXT READ DATE ON OR ABOUT DEPOSIT AMOUNT ON ACCOUNT 6,970.00

PIN: 605765635

METER READINGS

PAYMENTS RECEIVED AS OF OCT 23 2013 3,404.89 THANK YOU
LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED
BILLING PERIOD 10-03-13 TO 11-01-13 29 DAYS
CUSTOMER CHARGE 1.19
ENERGY CHARGE 6364 KWH @ 2.78400¢ 177.17
FUEL CHARGE 6364 KWH @ 3.39600¢ 216.12
*TOTAL ELECTRIC COST 394.48
EQUIPMENT RENTAL FOR:
48 TENON CONC BRONZE 30
86 MH TRDRP CLR 12000L
FIXTURE TOTAL 2,766.38
MAINTENANCE TOTAL 233.92
GROSS RECEIPTS TAX 10.11
TOTAL CURRENT BILL 3,404.89
TOTAL DUE THIS STATEMENT \$3,404.89

RECEIVED NOV - 6 2013

Date Rec'd Rizzetta & Co., Inc.
D/M approval JN Date 11/8/13
Date entered 11/7/13
Fund 001 GL 53100004307
Check#

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 25%, Purchased Power 18%, Gas 57%, Oil 0%, Nuclear 0% (For Prior 12 months ending September 30, 2013).
Duke Energy will be closed on November 28 and 29, 2013. You may visit duke-energy.com for self-service options. To report an outage, please call our outage line at 1.800.228.8485.

ENERGY USE
DAILY AVG. USE - 219 KWH/DAY
USE ONE YEAR AGO - 219 KWH/DAY
*DAILY AVG. ELECTRIC COST -\$117.06

DETACH AND RETURN THIS SECTION

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 31506 49463

000001455 01 MB 0.402

WESTRIDGE COMM DEV DIST
2806 N 5TH ST
SUITE 403
ST AUGUSTINE FL 32084 - 1904

P.O. BOX 1004
CHARLOTTE,
NC 28201-1004

DUE DATE NOV 25 2013

TOTAL DUE 3,404.89

PLEASE ENTER AMOUNT PAID 3404.89

31506494636000003404894000000000000000000000340489401000000000009

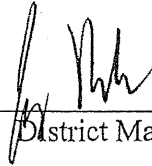
**WESTRIDGE CDD
SUPERVISOR PAY REQUEST**

Meeting Date: October 24, 2013

Name of Board Supervisor	Check if present	Travel Reimbursement
Jason Patrick	\	
Jim Baldrige		
Nubia Carroll	\	
John Blakley	\	
Bob Bishop	\	

JP102413
 NC102413
 JB102413
 BB102413

All Supervisors to be paid if present



District Manager

RECEIVED
OCT 28 2013

Date Rec'd Rizzetta & Co. Inc. _____
 D/M approval JN Date 11/5/13
 Date entered 10/29/13
 Fund 001 GL 511000C 1101
 Check# _____

TAB 5

RESOLUTION 2014-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Westridge Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of the Community Development District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, such landowners' meeting was held on November 21, 2013, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

David Jae	208 Votes
Glenn Marvin	207 Votes
Nubia Carroll	207 Votes

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, the above-named persons are declared to have been elected for the following terms of office:

David Jae	Four Year Term – Seat # 1
Nubia Carroll	Two Year Term – Seat # 2
Glenn Marvin	Two Year Term – Seat # 3

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19th DAY OF DECEMBER, 2013.

**WESTRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

TAB 6

RESOLUTION 2014-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SELECT OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Westridge Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Polk County, Florida; and

WHEREAS, the Board of Supervisors desires to designate select Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Nubia Carroll is appointed Chairperson.

Section 2. Bob Bishop is appointed Vice Chairman.

Section 3.

Glenn Marvin is appointed Assistant Secretary.

John Blakley is appointed Assistant Secretary.

David Jae is appointed Assistant Secretary.

Jeremy Needham is appointed Assistant Secretary.

Melissa Dobbins is appointed Assistant Secretary.

Section 4. This Resolution shall not supersede any appointments made by the Board other than those specified in Sections 1, 2 and 3.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19th DAY OF DECEMBER, 2013.

**WESTRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY