
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, December 19, 2013 at 2:30 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
David Jae	Board Supervisor, Assistant Secretary
Glenn Marvin	Board Supervisor, Assistant Secretary

Also present were:

Jeremy Needham	District Manager, Rizzetta & Company, Inc.
Scott Clark	District Counsel, Clark & Albaugh (via phone)
Audience Members	Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Administer Oath of Office to Glenn Marvin

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 Glenn Marvin who swore to and affirmed the oath.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. George Schneider discussed his assessments and asked about improvements being made within the District. Mr. Clark stated that the property was in foreclosure and stated that future development would be planned, but at the current time nothing could be specified regarding improvements and assessments. A second audience member, Ms. Cynthia Martin discussed her confusion with her assessment fee. The Board of Supervisors explained how assessments work within a Community Development District. The Board of Supervisors also explained what a Community Development District handles within a Community and what a Home Owners

Association would handle. Mr. Clark stated that the seller is responsible to disclose to the buyer regarding a Community Development District Assessment tax fee. Further discussion ensued.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Clark stated that the foreclosure sale occurred on December 11, 2013. He stated that the agreements discussed at the last meeting (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) were filed. He stated that Westridge Holdco, LLC was the successful bidder at the sale on all of the parcels of the foreclosure. Mr. Clark stated that he requested that the Bondholder representatives give him a final signature form of the Management and Tri-Party Agreement. He stated that he would give updates as things progressed.

B. District Engineer

Not present.

C. District Manager

Mr. Needham asked if Mr. Jae and Mr. Marvin would like to receive compensation when funds become available. They responded yes.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Landowners Election held November 21, 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 Landowners Election held November 21, 2013 for Westridge Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on November 21, 2013

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

On Motion by Ms. Carroll, seconded by Mr. Blakley, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on November 21, 2013 for Westridge Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of the Operations and Expenditures for November 2013

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

On Motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board approved the Operations and Expenditures for November 2013 (\$4,379.89) for Westridge Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2014-01, Canvassing and Certifying Results of the Landowners Election

Mr. Needham discussed the results of the Landowner Election on November 21, 2013. Mr. Needham stated that as a result of the votes David Jae received a 4 year term (seat 1), Nubia Carroll received a 2 year term (seat 2) and Glenn Marvin received a 2 year term (seat 3).

On Motion by Ms. Carroll, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2014-01, Canvassing and Certifying Results of the Landowners Election for Westridge Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2014-02, Designating Officers

Mr. Needham stated that per Resolution 2014-02, Nubia Carroll was designated Chairperson; Bob Bishop was designated as Vice Chairman; John Blakley, David Jae and Glenn Marvin were designated Assistant Secretaries. Mr. Needham stated that he and Melissa Dobbins were also designated as Assistant Secretaries.

On Motion by Mr. Jae, seconded by Mr. Bishop, with all in favor, the Board adopted Resolution 2014-02, Designating Officers for Westridge Community Development District.

TENTH 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, January 23, 2014 at 2:30 p.m. at the Quality Inn Maingate, located at 43824 Highway 27, Davenport, Florida 33837.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board adjourned the Meeting of the Board of Supervisors at 3:13 p.m. for Westridge Community Development District.



Assistant Secretary



Chairman/Vice Chairman