

**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 special meeting of the Board of Supervisors of Westridge Community Development District was held on **Friday, August 4, 2017 at 11:00 a.m.** at the Ramada Inn, located at 43824 Highway 27, Davenport, FL 33837.

Present and constituting a quorum:

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

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Clark	<b>District Counsel, Clark &amp; Albaugh</b>
Audience Members	<b>Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Mr. Jeancola asked for comments from the audience. There were none.

**THIRD ORDER OF BUSINESS**

**Consideration of Purchase and Sales Agreement – Westridge Holdco, LLC & Marabella Golden Venture, LLC**

Mr. Jae reviewed the Purchase and Sales Agreement with the Board. The buyer is Marabella Golden Venture, LLC and they have a proposed a \$50,000.00 deposit. The purchase price is \$16.33 million dollars. There would be a thirty day inspection period and a twenty-one day closing period after the expiration of their IPE. The potential closing date would be closer to the end of September or the beginning of October. Mr. Clark indicated that the District must consent for Westridge Holdco, LLC. Discussion ensued.

On Motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board consented for Westridge Holdco, LLC to enter into the Purchase and Sales Agreement, for Westridge Community Development District.
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Mr. Clark suggested that the District authorize the Chair to sign a joinder if necessary.

On Motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board authorized the Chair to sign a joinder if necessary, for Westridge Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-03,  
Setting the Landowner Election**

Mr. Jeancola presented and reviewed Resolution 2017-03, Setting the Landowner Election. He reviewed the landowner election instructions, proxy and ballot with the Board which sets forth the instructions and states that anyone who is an owner within the District is entitled to one vote per acre. It was noted that if lots are less than an acre, they are rounded up. Discussion ensued.

The Board reviewed and accepted Resolution 2017-03.

On Motion by Mr. Marvin, seconded by Mr. Blakley, with all in favor, the Board accepted Resolution 2017-03, Setting the Landowner Election (November 30<sup>th</sup>, 2017 at 2:00 p.m. at the Ramada Inn, located at 43824 Highway 27, Davenport, FL 33837) for Westridge Community Development District.

**FIFTH ORDER OF BUSINESS**

**Audience Comments and Supervisor  
Requests**

A general question was raised regarding ballots and proxies.

Discussion ensued regarding the sale of the property to Marabella Golden Venture, LLC. Mr. Jeancola offered to discuss and answer any other questions at the conclusion of the meeting.


There was a request for an update on the drainage issue that was discussed at the last meeting. District Engineer will comment on this item at the next scheduled meeting.

General discussion ensued.

**SIXTH 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 11:31 a.m. for Westridge Community Development District.

  
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Assistant Secretary

  
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Chairman/Vice Chairman