

**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 continued meeting of the Board of Supervisors of Westridge Community Development District was held on **Friday, December 15, 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</b>
Bob Bishop	<b>Board Supervisor, Vice Chairman</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 (via phone)</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. A resident asked if there was a contract and a buyer. Discussion ensued.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

*Staff Reports will be taken out of order and presented at the end of the meeting*

**FOURTH ORDER OF BUSINESS**

**Discussion Regarding SPE Land Sale  
Related Matters**

Mr. Jae presented and reviewed the contract with Bering LLC. They are a potential purchaser founded by three homebuilding executives. This contract includes a \$100,000.00 deposit and a subsequent \$50,000.00 for deposits. The first closing is for the residential portion and would take place about four months after the ninety-day inspection period. The second closing would be for the commercial portion four months after the initial closing. The buyer has the right to purchase two 60-day extensions (per closing) for an additional non-refundable deposit of \$25,000.00. The total purchase price is \$15,250,000.00. The buyer has the ability to purchase the remaining funds in the trustee's construction accounts and the purchase price would increase. Two board members associated with the SPE would resign at the first closing and the buyer would place two people associated with their firm on the Board. The remaining three board members associated with the SPE would resign at the second closing and the buyer would place their members on the Board.

Discussion ensued.

On a Motion by Mr. Jae, seconded by Mr. Blakley, with all in favor, the Board approved the contract in substantial form and provided Chair the authority to execute a written consent/contract, for Westridge Community Development District.

Discussion ensued.

Mr. Jae anticipates executing the contract prior to the Holidays.

**FIFTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

A resident thanked the CDD and SPE for addressing a variety of concerns within the community.

*Staff Reports were taken out of order*

A. District Counsel  
No Report.

B. District Manager  
Mr. Jeancola updated the Board regarding street signage as previously discussed in prior meetings. Mr. Jeancola stated that he received a proposal from Mr. Wilson for 4 double and 4 single signs based on locations. The total to install and replace at the three priority locations is \$570.00. To install and replace the signage with something more visible and within County guidelines would cost \$1,610.00. Discussion ensued.

A resident requested additional street lights at US 27 and Tierra Del Sol. Discussion ensued.

General discussion ensued.

On a motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board approved a proposal for the installation and replacement of street signage for two singles and one double in a not to exceed amount of \$570.00, for Westridge Community Development District.

C. District Engineer  
No Present.

A resident requested palm tree trimming. Mr. Jeancola will obtain a proposal. Discussion ensued.

General discussion ensued.

There were no supervisor requests at this time.

Mr. Jeancola formally cancelled the meeting scheduled for December 28, 2017 at 2:00 p.m. at the Ramada Inn, located at 43824 Highway 27, Davenport, Florida 33837.

**SIXTH ORDER OF BUSINESS      Adjournment**

On a Motion by Mr. Jae, seconded by Mr. Blakley, with all in favor, the Board adjourned the Meeting of the Board of Supervisors at 11:29 a.m. for Westridge Community Development District.

  
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Assistant Secretary

  
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Chairman/Vice Chairman