

**MINUTES OF MEETING
WATERSIDE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waterside Community Development District held Multiple Public Hearings and a Regular Meeting on July 6, 2022 at 10:00 a.m., at the Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997.

Present at the meeting were:

Michael Caputo	Chair
Tim Smith	Vice Chair
Jon Seifel	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Jon Gotwald	Interim District Engineer
Candice Smith (via telephone)	Supervisor-Elect

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:07 a.m.

Supervisors Tim Smith, Seifel and Caputo were present. Supervisor-Elect Candice Smith was present via telephone but was not sworn in; therefore, she will not be eligible to vote on any matters before the Board. Supervisor-Elect James P. Harvey was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors *(the following will be provided in a separate package)*

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Caputo, Mr. Smith and Mr. Seifel. All were familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

The Oath of Office will be administered to Ms. Smith and Mr. Harvey at or before the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-27, 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

Ms. Cerbone recapped the results of the Landowners' election, as follows:

Seat 1	Timothy Smith	180 votes	4-Year Term
Seat 2	Candice Smith	180 votes	4-Year Term
Seat 3	James P. Harvey	179 votes	2-Year Term
Seat 4	Jon Seifel	179 votes	2-Year Term
Seat 5	Michael Caputo	179 votes	2-Year Term

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, Resolution 2022-27, 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, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2022-28,
Designating Certain Officers of the District,
and Providing for an Effective Date**

Mr. Caputo nominated the following slate of officers:

Chair	Michael Caputo
Vice Chair	Tim Smith
Secretary	Craig Wrathell
Assistant Secretary	James Harvey
Assistant Secretary	Jon Seifel
Assistant Secretary	Candice Smith
Assistant Secretary	Cindy Cerbone

No other nominations were made. Prior appointments made by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, Resolution 2022-28, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Public Hearing to Hear Public Comments
and Objections to the Adoption of the
Rules of Procedure, Pursuant to Sections
120.54 and 190.035, Florida Statutes**

- A. Affidavits of Publication**
- B. Consideration of Resolution 2022-29, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented the Rules of Procedure.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, Resolution 2022-29, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal year
2021/2022 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2022-30, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Cerbone presented the proposed partial-year Fiscal Year 2022 Landowner-funded budget.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, Resolution 2022-30, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal year
2022/2023 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2022-31, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Cerbone presented the proposed full-year Fiscal Year 2023 Landowner-funded budget.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Consideration of Resolution 2022-31, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Consideration of Response(s) to Request
for Qualifications (RFQ) for Engineering
Services**

- A. Affidavit of Publication**
- B. RFQ Package**
- C. Respondent: The Osborne Engineering Company**

Ms. Cerbone noted that The Osborn Engineering Company (Osborn) was the only respondent to the RFQ.

It was noted that the correct spelling is “Osborn”.

D. Competitive Selection Criteria/Ranking

Ms. Cerbone stated that, as the sole respondent to the RFQ, the Board can forgo the scoring and deem Osborn as the #1 ranked respondent to the RFQ for Engineering Services.

E. Award of Contract

On MOTION by Mr. Smith and seconded by Mr. Caputo with all in favor, ranking The Osborn Engineering Company as the #1 ranked most responsive and qualified respondent to the RFQ for Engineering Services and authorizing, authorizing Staff to negotiate and prepare the Agreement with The Osborne Engineering Company and for the Chair or Vice Chair to execute the Agreement, with ratification at the next meeting, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; and Providing an Effective Date

Ms. Cerbone presented Resolution 2022-07.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Resolution 2022-07, Designating the 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and the Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997 as the Principal Headquarters of the District; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

This item was deferred.

TWELFTH ORDER OF BUSINESS

Resolution 2022-32, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was deferred.

THIRTEENTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

The following items were deferred:

- A. Bond Financing Team Funding Agreement**
- B. Engagement of Bond Financing Professionals**
 - I. Underwriter/Investment Banker: *FMSbonds, Inc.***
 - II. Bond Counsel: *Greenberg Traurig, P.A.***
 - I. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.***
- C. Resolution 2022-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**
- D. Presentation of Engineer's Report**
- E. Presentation of Master Special Assessment Methodology Report**
- F. Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

- G. Resolution 2022-26, Authorizing the Issuance of Not to Exceed \$_____ Waterside Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date

FOURTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of May 31, 2022**

Ms. Cerbone presented the Unaudited Financial Statements as of May 31, 2022.

On MOTION by Mr. Caputo and seconded by Mr. Seifel, with all in favor, the Unaudited Financial Statements as of May 31, 2022, were accepted.

FIFTEENTH ORDER OF BUSINESS**Approval of Minutes**

Ms. Cerbone presented the following:

- A. April 4, 2022 Organizational Meeting
- B. May 6, 2022 Landowners' Meeting

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the April 4, 2022 Organizational Meeting and May 6, 2022 Landowners' Meeting Minutes, as presented, were approved.

SIXTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: *KE Law Group, PLLC*
 - Consideration: Development Agreement with Industrial Owners
- This item was an addition to the agenda.

Mr. Earlywine suggested having a Development Agreement whereby industrial owners agree to put in their own public infrastructure and the CDD will not impose debt assessments on the industrial owners for infrastructure if the CDD does not construct it.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, a form of Development Agreement such that the industrial property owners will construct their own infrastructure and the CDD will not levy debt assessments in connection with those infrastructure improvements, subject to preparation by Staff and final approval by the Chair and ratification at the next meeting, was approved.

B. District Engineer (Interim): *The Osborn Engineering Company*

Going forward, “(Interim)” will be removed from this title and the spelling of the firm name will be corrected to “Osborn”.

Mr. Gotwald stated that there were no changes since the last report, except that a few more permits were requested and required by the County and the Florida Department of Transportation (FDOT). They were amended, as necessary.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING Date:**
 - **QUORUM CHECK**

SEVENTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

EIGHTEENTH ORDER OF BUSINESS

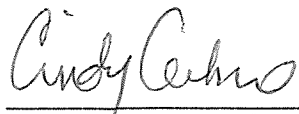
Public Comments

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the meeting adjourned at 10:37 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair