MINUTES OF MEETING
WATERSIDE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Waterside Community Development District held a Special Meeting on April 18, 2023 at 2:30 p.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
Jere Earlywine	District Counsel
Jon Gotwald (via telephone)	District Engineer
Justin Frye	Public

FIRST ORDER OF BUSINESS — **Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 2:45 p.m.

Supervisors Tim Smith, Seifel and Caputo were present. Supervisors-Elect Candice Smith and James P. Harvey were not present.

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS — **Consideration of Resolution 2023-01, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Martin County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in**

Furtherance of that Process; and Providing an Effective Date

Ms. Cerbone presented the Resolution 2023-01.

Discussion ensued regarding the CDD boundaries.

Mr. Gotwald noted that, in Paragraphs 2 and 3, the document references Manatee, not Martin County. He noted that an unnecessary legal description was included in the Exhibit.

Ms. Cerbone stated the Resolution and Exhibit will be updated, as necessary.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Resolution 2023-01, as amended, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Martin County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Boundary Amendment Funding Agreement**

Ms. Cerbone presented the Boundary Amendment Funding Agreement.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Boundary Amendment Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS **Ratification of Engagement with Jere Earlywine at Kutak Rock LLP**

- **Consideration of Retention and Fee Agreement**

Ms. Cerbone presented the Letter to transition District Counsel Services to Jere Earlywine/Kutak Rock, LLP, and the Kutak Rock LLP Retention and Fee Agreement.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the engagement of Jere Earlywine/Kutak Rock LLP and the Kutak Rock, LLP Fee Agreement for District Counsel Services, were ratified and approved.

SIXTH ORDER OF BUSINESS **Ratification of FPL LED Lighting Agreement [2225 SW Kanner Highway]**

Ms. Cerbone presented the FPL LED Lighting Agreement previously executed by the Vice Chair.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the FPL LED Lighting Agreement pertaining to 2225 SW Kanner Highway, was ratified.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2023-02, 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**

Ms. Cerbone presented Resolution 2023-02.

The following will be inserted into the Fiscal Year 2023 Meeting Schedule:

DATES: Third Tuesday of each month

TIME: 2:30 PM

LOCATION: Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997

On MOTION by Mr. Caputo and seconded by Mr. Seifel, with all in favor, Resolution 2023-02, 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, was adopted.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 28, 2023**

Ms. Cerbone presented the Unaudited Financial Statements as of February 28, 2023.

Ms. Cerbone stated that, due to industrial activity and additional Accounts Payable and other new activity, Mr. Wrathell will request that the Management Fee be increased from $1,000 per month to $2,000 per month.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.

NINTH ORDER OF BUSINESS **Approval of July 6, 2022 Public Hearings and Regular Meeting Minutes**

Ms. Cerbone presented the July 6, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the July 6, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: *Kutak Rock LLP*

There was no report.

B. District Engineer: *The Osborn Engineering Company*

Mr. Gotwald stated he emailed a signed copy of the Engineer's Report to Mr. Earlywine today. All permits were received and construction is proceeding well.

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

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

Ms. Cerbone stated the next meeting will be held on May 16, 2023.

ELEVENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the meeting adjourned at 2:56 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair