**MINUTES OF MEETING**
**WATERSIDE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waterside Community Development District held a Public Hearing and Regular Meeting on August 20, 2024 at 2:30 p.m., at the Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997.

**Present were:**

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| Michael Caputo | Assistant Secretary |
| Jon Seifel | Assistant Secretary |
| Josh Long | Assistant Secretary |

**Also present:**

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| Andrew Kantarzhi | District Manager |
| Jere Earlywine (via telephone) | District Counsel |
| Jonathan Gotwald (via telephone) | District Engineer |
| Todd Mosley | Atmos Living Management Group |

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

Mr. Kantarzhi called the meeting to order at 2:47 p.m. Supervisors Long, Seifel and Caputo were present. Supervisors Fife and Smith were not present.

**SECOND ORDER OF BUSINESS** **Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS** **Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Kantarzhi presented the proposed Fiscal Year 2025 budget, which is unchanged since it was last presented. The Table on Page 5 lists all entities and their developable acres, which are reflected in the cost share for the Landowner Contribution portion of the budget. Today's agenda includes approval of a Boundary Amendment that includes Parcel Ind 3; therefore, approval of the proposed Fiscal Year 2025 budget will be contingent and subject to the inclusion of Parcel Ind 3.

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

No affected property owners or members of the public spoke.

**On MOTION by Mr. Seifel and seconded by Mr. Long, with all in favor, the Public Hearing was closed.**

Mr. Kantarzhi presented Resolution 2024-06 and read the title.

Mr. Earlywine stated that this ties in with the recorded Development Agreement so the funding is as set forth in the budget, plus Ind 3; the District Manager will send invoices to each of those members.

**On MOTION by Mr. Long and seconded by Mr. Seifel, with all in favor, Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS** **Consideration of Fiscal Year 2024/2025 Budget Funding Agreement**

Mr. Earlywine stated that this Agreement is unnecessary because of the recorded Development Agreement.

**FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2024-07, 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**

**A. Consideration of Boundary Amendment Funding Agreement**

Mr. Earlywine presented Resolution 2024-07 and the Boundary Amendment Funding Agreement.

**On MOTION by Mr. Long and seconded by Mr. Seifel, with all in favor, Resolution 2024-07, 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, and the Boundary Amendment Funding Agreement, was approved.**

**SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2024-05.

**On MOTION by Mr. Caputo and seconded by Mr. Seifel, with all in favor, Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS** **Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Kantarzhi presented the Memorandum explaining the requirement for the CDD to develop goals and objectives. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

**On MOTION by Mr. Caputo and seconded by Mr. Seifel, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.**

Mr. Gotwald asked when the infrastructure inspection should be scheduled. Mr. Earlywine stated the Report is due in December 2025. The consensus was that the inspection will be completed before budget season so any potential expenses can be budgeted.

Mr. Gotwald stated he will prepare an inspection checklist based on the maintenance and operations instructions in the documents.

Mr. Kantarzhi will forward recommendations from Egis to Mr. Gotwald.

**EIGHTH ORDER OF BUSINESS** **Ratification Items**

**A. Amendment to Restated Development Agreement**

Mr. Earlywine presented the Agreement for consideration.

**B. Quit Claim Deed**

**C. Easement Agreement**

**D. Bill of Sale and Limited Assignment [Roadway Improvements]**

**On MOTION by Mr. Long and seconded by Mr. Seifel, with all in favor, the Amendment to Restated Development Agreement was approved, and the Quit Claim Deed, Easement Agreement and Bill of Sale and Limited Assignment for Roadway Improvements, were ratified.**

**NINTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial Statements as of June 30, 2024**

**On MOTION by Mr. Caputo and seconded by Mr. Seifel, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.**

**TENTH ORDER OF BUSINESS** **Approval of June 3, 2024 Regular Meeting Minutes**

**On MOTION by Mr. Seifel and seconded by Mr. Caputo, with all in favor, the June 3, 2024 Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS Staff Reports**

**A. District Counsel: Kutak Rock LLP**

**B. District Engineer: The Osborn Engineering Company**

There were no District Counsel or District Engineer reports.

- **Facilities Management/Field Operations: Atmos Living Management Group**

**This item was an addition to the agenda.**

Mr. Mosely discussed ongoing issues with ponds and landscaping and suggested additional proposals be considered due to ongoing issues and staffing changes.

The Board and Staff discussed service and personnel issues.

Mr. Mosely will work with Mr. Kantarzhi on this and Mr. Long will serve as a point of contact.

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

- **0 Registered Voters in District as April 15, 2024**
- **NEXT MEETING DATE: September 17, 2024 at 2:30 PM**
  - **QUORUM CHECK**

The next meeting will be held on September 17, 2024, unless cancelled.

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

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS Adjournment**

**On MOTION by Mr. Caputo and seconded by Mr. Long, with all in favor, the meeting adjourned at 3:03 p.m.**

Cindy Cerbone
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Secretary/Assistant Secretary

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Chair/Vice Chair