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 15, 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
Josh Long	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Shane Willis	Operations Manager

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

Mr. Kantarzhi called the meeting to order at 2:30 p.m. Supervisors Tim Smith, Long and Caputo were present. Supervisor Seifel and Supervisor-Elect Candice Smith were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

- **Consideration of Superior Waterway Services, Inc., Aquatic Management Proposal**

This item, previously the Sixth Order of Business, was presented out of order.

Mr. Willis presented the Superior Waterway Services, Inc., Aquatic Management (Superior) Proposal and stated, while he requested additional proposals, none were received. He has worked with Superior on numerous properties and they do a good job.

Discussion ensued regarding the proposal, scope of work, littoral planting requirements, the high-water mark delineating which plantings would be managed by the landscape vendor versus the aquatic management vendor and treatment of cattails.

Mr. Willis stated that Regional Account Manager, Andy Nott, advised that there is no startup charge; existing aquatics will be treated.

On MOTION by Mr. Smith and seconded by Mr. Long, with all in favor, the Superior Waterway Services, Inc., Aquatic Management Proposal, and authorizing Staff to negotiate a form of agreement, was approved.

THIRD ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2023/2024 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2023-06. He reviewed the proposed Fiscal Year 2024 budget, which is unchanged since it was last presented. It contains a Special Revenue Industrial Budget for field operations and maintenance expenditures.

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

No members of the public spoke.

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

On MOTION by Mr. Smith and seconded by Mr. Long, with all in favor, Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Fiscal Year 2023/2024 Budget Funding Agreement**

This item was deferred.

FIFTH ORDER OF BUSINESS **Consideration of Restated CDD Development Agreement**

Mr. Earlywine presented the Restated CDD Development Agreement, which helps protect industrial owners from debt assessments and provides a funding mechanism for the CDD to send bills and levy assessments to Landowners if necessary.

On MOTION by Mr. Smith and seconded by Mr. Long, with all in favor, the Restated CDD Development Agreement, in substantial form, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Superior Waterway Services, Inc., Aquatic Management Proposal**

This item was presented following the Second Order of Business.

SEVENTH ORDER OF BUSINESS **Update: Boundary Amendment**

This item was deferred.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2023**

Discussion ensued regarding funding requests for the Superior and Florida Power & Light (FPL) expenditures.

Ms. Cerbone stated, now that the CDD is doing direct pay for Field Operations, effective October 1, 2023, Staff can no longer wait to receive the invoices, submit funding requests and remit payments, as the CDD must comply with Prompt Payment Policy required of governmental entities. Staff will work with vendors to prepare a funding request to include the remainder of the fiscal year, as well as an advance for the new year so that the funds are available and invoices can be paid upon receipt. Each of the property owners will be billed according to their acreage.

Ms. Cerbone noted that the Agreement becomes effective upon execution by all parties. Mr. Earlywine will revisit the Agreement to ensure that no other provisions restrict funding in the current fiscal year and advise in this regard.

Mr. Kantarzhi presented the Unaudited Financial Statements as of June 30, 2023.

On MOTION by Mr. Smith and seconded by Mr. Long, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

NINTH ORDER OF BUSINESS **Approval of May 16, 2023 Regular Meeting Minutes**

Mr. Kantarzhi presented the May 16, 2023 Regular Meeting Minutes.

15:30 **On MOTION by Mr. Smith and seconded by Mr. Long, with all in favor, the May 16, 2023 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

There was no report.

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

- **NEXT MEETING DATE: September 19, 2023 at 2:30 PM**
  - **QUORUM CHECK**

The next meeting will be held on September 19, 2023, unless cancelled.

Ms. Cerbone asked for approval of an additional motion that is not part of today's agenda but relates to the Field Operations budget that was just approved, in that it will allow Field Ops Staff, District Counsel and the Chair to enter into Field Ops agreements, in between Meetings, for ratification at a future meeting.

Ms. Cerbone listed the following Field Ops items:

Field operations manager	7,500
Stormwater management	

Wet ponds	3,500
Dry ponds	7,074
Streetlighting	18,600
Landscaping and irrigation maintenance	
Landscape maintenance	30,492
Arbor care/tree trimming	5,000
Plant replacement	5,000
Irrigation water	12,000
Irrigation repairs	2,500
Force main repairs	2,500
Roadway and monument maintenance	10,000

Mr. Earlywine asked if the FPL expenditure is related to a long-term light leasing agreement, Mr. Smith replied affirmatively. Ms. Cerbone stated FPL will install when ready.

Mr. Earlywine stated a motion to approve the expenditures as described will suffice.

On MOTION by Mr. Smith and seconded by Mr. Long, with all in favor, authorizing Field Ops Staff, District Counsel and the Chair to enter into and execute related Agreements, in line with the budget, in between meetings, was approved.

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. Long, with all in favor, the meeting adjourned at 2:49 p.m.

____
Secretary/Assistant Secretary

____
~~Chair/~~Vice Chair