

# RECORD OF PROCEEDINGS

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## MINUTES OF THE COORDINATED REGULAR MEETING OF

WESTGATE METROPOLITAN DISTRICT NO. 1  
WESTGATE METROPOLITAN DISTRICT NO. 2  
WESTGATE METROPOLITAN DISTRICT NO. 3  
WESTGATE METROPOLITAN DISTRICT NO. 4

HELD  
June 23, 2022

The Coordinated Regular Meeting of the Boards of Directors (collectively, “Boards”) of Westgate Metropolitan District No. 1, Westgate Metropolitan District No. 2, Westgate Metropolitan District No. 3, and Westgate Metropolitan District No. 4 (collectively, “Districts”) was held virtually via MS Teams on Thursday, June 23, 2022 at 9:00 a.m.

### ATTENDANCE

#### Directors in Attendance:

Marc Savela, President/Chairman  
Ronald Corsentino, Vice President/Assistant Secretary/Assistant Treasurer  
Mary-Kate Corbitt, Vice President/Assistant Secretary/Assistant Treasurer  
John Spiegleman, Vice President/Assistant Secretary/Assistant Treasurer

#### Also in Attendance:

David O’Leary, Esq.; Spencer Fane, LLP  
Chris Morton, Broe Real Estate.  
Geol Scheirman, Jason Woolard, Chad Walker, Molly Brodlun, Nic Ortiz,  
Kevin Mitts, and Ettie Arnold; Pinnacle Consulting Group, Inc.

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### CALL TO ORDER

The Regular Meeting of the Board of Directors of Westgate Metropolitan District Nos. 1, 2, 3 and 4 was called to order at 9:01 a.m. by Mr. Scheirman, noting that a quorum was present for each of the Boards. Each of the Directors confirmed their qualifications to serve on the Boards. The Boards also confirmed prior to the meeting each of the Directors had been notified of the meeting.

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### COMBINED MEETINGS

The Boards of Directors determined to hold coordinated meetings of the Districts and to prepare combined minutes of action taken by the Districts at such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be action of all the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

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### AGENDA

The Boards reviewed the agenda. Upon motion duly made by Director Savela, seconded by Director Corsentino and upon vote, it was unanimously

**RESOLVED** to approve the agenda, as presented.

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### ADMINISTRATIVE ITEMS

The minutes of the May 26, 2022 Special Board Meeting were presented and reviewed. Following review and discussion, upon motion duly made by Director Savela, seconded by Director Corsentino and, upon vote, it was unanimously

**RESOLVED** to approve the May 26, 2022 Special Board Meeting minutes, as presented.

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### APPOINTMENT OF OFFICERS

The 2022 Board of Directors elections was cancelled. Following discussion, upon motion duly made by Director Savela, seconded by Director Spittell and, upon vote, it was unanimously

**RESOLVED** to approve and maintain the current slate of officers.

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### PUBLIC COMMENT

The Boards opened the meeting to public comments. Upon receiving no comments, this portion of the meeting was closed.

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### CAPITAL INFRASTRUCTURE & RELATED FINANCIAL ITEMS

Review and Consider Approval of Request for Partial Capital Acceptance of Public Improvement Cost: Mr. Woolard reviewed the cost and summary details and presented to the District No. 1 Board the request for Partial Capital Public Improvement Cost Acceptance for Public Improvements in the amount of \$669,802.50. Following review and discussion, upon motion duly made by Director Savela, seconded by Director Spiegleman, and upon unanimous vote, it was

**RESOLVED** to approve the request for Partial Capital Public Improvement Cost Acceptance in the amount of \$669,802.50.

Review and Consider Approval of Project Requestion Draw for Capital Improvement Expenses: Following review and discussion of the Project Funds Draw Request in the amount of \$669,802.50, a motion was duly made by Director Savela, seconded by Director Spiegleman, and upon unanimous vote, it was

**RESOLVED** to approve the Project Fund Requisition Draw for Capital Public Infrastructure Expenses in the amount of \$669,802.50 and authorize District accountant to facilitate the bond fund transfer upon

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execution of Draw Request.

Review and Consider Approval of Resolution of the District to Reimburse Partial Capital Public Improvement Notice for Public Improvement Costs and Expenses in the amount of \$669,802.50: Following review and discussion, upon motion duly made by Director Savela, seconded by Director Spiegleman, and upon unanimous vote, it was

**RESOLVED** to approve the Resolution to Reimburse Partial Capital Public Improvement Notice for Public Improvement Costs and Expenses in the amount of \$669,802.50.

DISTRICT  
MANAGER  
ITEMS

There were no District Manager items brought before the Board.

FINANCIAL  
ITEMS

There were no additional financial matters brought before the Board. Mr. Scheirman mentioned a review of the financials at the quarterly meeting, July 28, 2022.

LEGAL ITEMS

There were no additional legal matters brought before the Board.

DEVELOPMENT  
UPDATE

The Developer, Mr. Morton, discussed the status of the development and construction within the development. Mr. Savela requested status on updated Covenant versions which Mr. O'Leary will address at the next meeting.

OTHER MATTERS

No other matters were brought before the Board at this time.

EXECUTIVE  
SESSION

No executive session was needed at this time.


ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Savela, seconded by Director Corsentino and unanimously carried, the meeting was adjourned at 9:10 a.m.

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The next regular meeting is scheduled for July 28, 2022 at 9:00 a.m.

Respectfully submitted,

  
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Ettie Arnold, Recording Secretary for the Meeting