

RECORD OF PROCEEDINGS

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
July 28, 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, July 28, 2022, at 9:00 a.m.

ATTENDANCE

Directors in Attendance:

Marc Savela, Districts 1-4, President/Chairman
Ronald Corsentino, Districts 1-4, Vice President & Asst. Sec/Treasurer
Brian Spittell, Districts 1-4, Vice President & Asst. Sec/Treasurer
Mary-Kate Corbitt, Districts 1-4, Vice President & Asst. Sec/Treasurer
John Spiegleman, District 1 & 4, Vice President & Asst. Sec/Treasurer
Mildred Candelaria, District 3, Vice President & Asst. Sec/Treasurer

Directors Absent and Excused:

Bryan Reid, District 2, Vice President & Asst. Sec/Treasurer

Also in Attendance:

David O’Leary, Esq.; Spencer Fane, LLP
Chris Morton; Broe Real Estate Group
Tyson Holman; Haynie & Company
Geol Scheirman, Molly Brodlun, Nic Ortiz, Sarah Bromley, Bryan Newby,
Kirsten Starman, and Brendan Campbell; Pinnacle Consulting Group, Inc.

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 9:03 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.

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

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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.

AGENDA

The Boards reviewed the agenda. It was proposed to move item IV. A. 2021 Audit for District 2 up to item I. F. on the Agenda. It was also proposed to adjust the Capital expenses amount, discussed in Agenda items II. A.-C., from \$1,210,325.22 to \$199,068.38. 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 agenda, as amended to move item IV. A. 2021 Audit for District 2 up to item I. F. on the Agenda, and to adjust the Capital Expenses Amount in Agenda items II. A.-C. from \$1,210,325.22 to \$199,068.38.

ADMINISTRATIVE ITEMS

The minutes of the June 23, 2022, Regular Board Meeting were presented and reviewed. Following review and discussion, upon motion duly made by Director Savela, seconded by Director Spiegleman and, upon vote, it was unanimously

RESOLVED to approve the June 23, 2022, Regular Board Meeting minutes, as presented.

2021 Audit for District 2: Mr. Holman, with Haynie & Company, discussed the audit with the Board and answered questions. Upon motion by Director Corsentino, seconded by Director Savela, it was unanimously

RESOLVED to approve the 2021 Audit for District 2, subject to final review from district management and legal counsel.

PUBLIC COMMENT

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

CAPITAL INFRASTRUCTURE & RELATED FINANCIAL ITEMS

Review and Consider Approval of Request for Partial Capital Acceptance of Public Improvement Cost: Ms. Starman 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 \$199,068.37. Following review and discussion, upon motion duly made by Director Savela, seconded by Director Corsentino, and upon unanimous vote, it was

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RESOLVED to approve the request for Partial Capital Public Improvement Cost Acceptance in the amount of \$199,068.37.

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 \$199,068.37, a motion was duly made by Director Savela, seconded by Director Corsentino, and upon unanimous vote, it was

RESOLVED to approve the Project Fund Requisition Draw for Capital Public Infrastructure Expenses in the amount \$199,068.37 and authorize District accountant to facilitate the bond fund transfer upon 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 \$199,068.37: Following review and discussion, upon motion duly made by Director Savela, seconded by Director Corsentino, 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 \$199,068.37, pending updated engineer certification.

DISTRICT
MANAGER
ITEMS

End of Year Meeting Dates: Mr. Scheirman presented and discussed possible conflicts with the Regular Board Meetings scheduled November 24th, 2022, and December 22nd, 2022. Upon discussion, Director Savela suggested new meeting dates of November 17th, 2022, and December 15th, 2022. Facing no objection, the meetings have been rescheduled to the newly proposed dates.

FINANCIAL
ITEMS

Unaudited Financial Statements as of May 31, 2022: Mr. Campbell reviewed the Unaudited Financial Statements as of May 31, 2022, with the Board and answered questions. Following his presentation, the Board accepted the Unaudited Financial Statements as of May 31, 2022.

Ratification of Payables: Mr. Campbell reviewed payables with the Board and answered questions. Upon motion duly made by Director Corsentino, seconded by Director Corbitt, and upon unanimous vote, it was

RESOLVED to approve the Ratification of Payables, as presented.

LEGAL ITEMS

Mr. O’Leary commented to the Board that he received an updated CC&R

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request for District No. 2. Pending comment and review, the updated CC&R will be discussed at the next Board Meeting.

DEVELOPMENT
UPDATE

Director Savela discussed the status of the development and construction within the districts. Mr. Savela informed the Board that the storm sewer is being worked on, and the sanitary sewer is being extended in District No. 2. District No. 4 parcels have been purchased.

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 9:39 a.m.

The next regular meeting is scheduled for August 25th, 2022, at 9:00 a.m.

Respectfully submitted,



Bryan Newby, Recording Secretary for the Meeting