

**MINUTES OF MEETING
WEST PORT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the West Port Community Development District held a Regular Meeting on September 14, 2021 at 12:00 p.m., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953 and at 1-888-354-0094, Participant Passcode: 943 865 3730.

Present were:

Jim Harvey	Chair
Christian Cotter	Vice Chair
Paul Martin	Assistant Secretary
Candice Smith	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC
Jere Earlywine	District Counsel
Jessica Friday (via telephone)	Evergreen Management
James Ratz (via telephone)	Forestar Group Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 12:07 p.m. Supervisors Martin, Smith and Cotter were present, in person. Supervisor Harvey was not present at roll call. Supervisor Manners was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Fiscal Year 2022 Deficit Funding Agreement

Mr. Wrathell presented the Fiscal Year 2022 Deficit Funding Agreement between KL West Port, LLC, the Forestar (USA) Real Estate Group, Inc., and KL JAK WP LLC.

On MOTION by Mr. Cotter and seconded by Mr. Martin, with all in favor, the Fiscal Year 2022 Deficit Funding Agreement, was approved.

FOURTH ORDER OF BUSINESS

Consideration/Review of Recovered Energy Technologies USA Inc., Response to RFP for Street Lights

Mr. Wrathell stated Recovered Energy Technologies USA Inc. (RET) was the only respondent to the Request for Proposals (RFP) for street light services and a Form of Agreement with them was prepared by District Counsel.

Asked if any action should be taken regarding only having one respondent, Mr. Earlywine replied that the motion should be to rank RET as a #1 ranked and qualified respondent to the RFP for street light services.

On MOTION by Ms. Smith and seconded by Mr. Martin, with all in favor, ranking Recovered Energy Technologies USA Inc., as the #1 ranked and qualified respondent to the RFP for Street Light Services, was approved and the Agreement for Services, was ratified.

FIFTH ORDER OF BUSINESS

Ratification of a SolarLight as a Services Agreement with Recovered Energy Technologies (USA) Inc.

Mr. Wrathell presented the SolarLight as a Services Agreement between RET and the CDD, which was previously executed by the Chair.

On MOTION by Mr. Cotter and seconded by Mr. Martin, with all in favor, the SolarLight as a Services Agreement between RET and the CDD, was ratified.

Discussion ensued regarding the Streetlighting Contract allocation, Assessment Area #1, Kolter, Forestar, shared field operations, shared master improvements, Master HOA, Deficit Funding Agreement, bond issuance, utility easement and CDD right-of-way (ROW). Mr. Wrathell stated all streetlighting should be funded through Shared Master Operation and Maintenance (O&M) costs.

Mr. Earlywine would draft the following documents:

- HOA/CDD Utilities Easement Agreement
- HOA/CDD Maintenance of Neighborhood Improvements Agreement

Mr. Wrathell would review the Supplemental Engineer’s Report with regard to street lighting.

SIXTH ORDER OF BUSINESS

Ratification of Change Orders

Mr. Wrathell presented the following Change Orders, which were previously executed by the Chair:

- A. No. 4: O’Donnell Landscapes, Inc. [Irrigation Improvements]
- B. No. 6: Stark Sullen Grading, Inc. [West Port Pods B & H]
- C. No. 8: Stark Sullen Grading, Inc. [West Port Pods B & H]
- D. No. 13: Stark Sullen Grading, Inc. [West Port Pods B & H]
- E. No. 14: Stark Sullen Grading, Inc. [West Port Pods B & H]
- F. No. 15: Stark Sullen Grading, Inc. [West Port Pods B & H]
- G. No. 17: Stark Sullen Grading, Inc. [West Port Pods B & H]
- H. No. 19: Stark Sullen Grading, Inc. [West Port Pods B & H]

On MOTION by Mr. Martin and seconded by Ms. Smith, with all in favor, Change Order Numbers 4, 6, 8, 13, 14, 15, 17 and 19, were ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2021

Mr. Wrathell presented the Unaudited Financial Statements as of July 31, 2021.

On MOTION by Mr. Martin and seconded by Mr. Cotter, with all in favor, the Unaudited Financial Statements as of July 31, 2021, were accepted.

EIGHTH ORDER OF BUSINESS

Consideration of August 10, 2021 Public Hearings and Regular Meeting Minutes

Mr. Harvey joined the meeting.

Mr. Wrathell presented the August 10, 2021 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Martin and seconded by Mr. Cotter, with all in favor, the August 10, 2021 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *K.E. Law Group, PLLC*

There was no report.

B. District Engineer: *Morris Engineering and Consulting, LLC*

There was no report.

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

- **NEXT MEETING DATE: October 12, 2021 at 12:00 P.M.**
 - **QUORUM CHECK**

The next meeting would be held on October 12, 2021, unless cancelled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.


TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Martin and seconded by Mr. Cotter with all in favor, the meeting adjourned at 12:36 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair