

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
August 25, 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, August 25, 2022, at 9:00 a.m.

ATTENDANCE

Directors in Attendance:

Marc Savela, Districts 1-4, President/Chairman
Brian Spittell, Districts 1-4, Vice President & Asst. Sec/Treasurer
Bryan Reid, District 2, Vice President & Asst. Sec/Treasurer
Mary-Kate Corbitt, Districts 1-4, Vice President & Asst. Sec/Treasurer
Mildred Candelaria, District 3, Vice President & Asst. Sec/Treasurer

Directors Absent and Excused:

Ronald Corsentino, Districts 1-4, Vice President & Asst. Sec/Treasurer
John Spiegleman, District 1 & 4, Vice President & Asst. Sec/Treasurer

Also in Attendance:

David O’Leary, Esq.; Spencer Fane, LLP
Chris Morton, and Kathryn Novak; Broe Real Estate Group
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 these minutes shall be deemed to be action of all the Districts. Where

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necessary, action taken by an individual District will be so reflected in these minutes.

AGENDA

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

RESOLVED to approve the agenda, as presented.

ADMINISTRATIVE ITEMS

The minutes of the July 28, 2022, Regular Board Meeting were presented and reviewed. Following review and discussion, upon motion duly made by Director Savela, seconded by Director Corbitt and, upon vote, it was unanimously

RESOLVED to approve the July 28, 2022, Regular Board Meeting minutes, as presented.

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

Partial Capital Acceptance of Public Improvement Cost: Ms. Starman reviewed the cost and summary details and presented to the Board the request for Partial Capital Public Improvement Cost Acceptance for Public Improvements in the amount of \$1,461,266.13. Ms. Starman noted that the presented Board packet is pending an executed engineer's certification. Following review and discussion, upon motion duly made by Director Savela, seconded by Director Corbitt, and upon unanimous vote, it was

RESOLVED to approve the request for Partial Capital Public Improvement Cost Acceptance in the amount of \$1,461,266.13, pending executed engineer's certification.

Project Requestion Draw for Capital Improvement Expenses: Following review and discussion of the Project Funds Draw Request in the amount of \$1,461,266.13, a motion was duly made by Director Savela, seconded by Director Corbitt, and upon unanimous vote, it was

RESOLVED to approve the Project Fund Requisition Draw for Capital Public Infrastructure Expenses in the amount \$1,461,266.13, pending executed engineer's certification.

Resolution of the District to Reimburse Partial Capital Public Improvement Notice for Public Improvement Costs and Expenses in the amount of

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\$1,461,266.13: Following review and discussion, upon motion duly made by Director Savela, seconded by Director Corbitt, 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 \$1,461,266.13, pending executed engineer's certification.

DISTRICT
MANAGER
ITEMS

Mr. Scheirman informed the Board that declarations from the builder's attorney have been received and will be presented for review and approval during the next Board meeting.

Director Savela inquired of the Board whether the Conditions, Covenants, and Restrictions relating to Metro District 2 were exclusive to that District. Director Reid confirmed that they are.

FINANCIAL
ITEMS

No Financial Items were brought before the Board at this time.

LEGAL ITEMS

No Legal Items were brought before the Board at this time.

DEVELOPMENT
UPDATE

Mr. Morton of Broe Real Estate Group presented drone footage to the Board which highlighted the District's development progress, and discussed upcoming development plans.

OTHER MATTERS

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

EXECUTIVE
SESSION

No executive session was needed at this time.

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ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Savela, seconded by Director Corbitt, and unanimously carried, the meeting was adjourned at 9:15 a.m.

The next regular meeting is scheduled for September 22, 2022, at 9:00a.m.

Respectfully submitted,



Bryan Newby, Recording Secretary for the Meeting