



Rizzetta & Company

# **Westridge Community Development District**

---

**Board of Supervisors  
Meeting  
February 26, 2026**

**District Office:  
8529 South Park Circle, Suite 330  
Orlando, Florida 32819  
407.472.2471**

**[www.westridgecdd.org](http://www.westridgecdd.org)**

**WESTRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
[www.westridgecdd.org](http://www.westridgecdd.org)

**Board of Supervisors**

Chris Brown	Chairperson
Irmaliz Osorio	Vice Chairperson
Janice Stradley	Assistant Secretary
Fabian Beltran	Assistant Secretary
Engelbert Perez	Assistant Secretary

**District Manager** Brian Mendes Rizzetta & Company, Inc.

**District Counsel** Scott Clark Clark & Albaugh

**District Engineer** Richard Mills Kimley-Horn

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Orlando, Florida · (904) 436-6270  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.westridgecdd.org](http://www.westridgecdd.org)

---

**Board of Supervisors**  
**Westridge Community**  
**Development District**

**February 19<sup>th</sup>, 2026**

## FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of Westridge Community Development District will be held on **February 26<sup>th</sup>, 2026**, at **2:00 p.m.** at **Waterstone Clubhouse** located at **2751 Bella Vista Drive, Davenport FL 33897**.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. COMMUNITY UPDATES**
  - A. Sunscape Updates ..... Tab 1
    1. February's Landscape Inspection Report
    2. Scope of Landscape Services
  - B. Floralawn Updates
  - C. Bolton's Towing Service
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Meeting held on January 22<sup>nd</sup>, 2026,..... Tab 2
  - B. Ratification of Operation and Maintenance Expenditures for the Month of December 2025..... Tab 3
- 5. BUSINESS ITEMS**
  - A. Discussion of Investment Funds..... Tab 4
  - B. Consideration of Annual Arbitrage Report -Westridge CDD 2005..... Tab 5
  - C. Consideration of Asphalt Agreement..... Tab 6
  - D. Consideration of Paver Installation at Community Entrance..... Tab 7
  - E. Consideration of Sidewalk Repairs (Under Separate Cover)
  - F. Consideration of Bollard Project..... Tab 8
    1. Delineator and Bases
  - G. Consideration of Resolution 2026-02, General Election..... Tab 9
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager..... Tab 10
    1. Q4 Website Audit Review
    2. Updates on Property Signage
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

With appreciation,

*Brian Mendes*

District Manager

**TAB 1**



## Memorandum

To: Brian Mendes  
Westridge CDD

Cc: Irmaliz Osorio, Cody Averitt,  
Casey Hallman, Jose Lopez  
and Carlos Garcia

From: Pete Soety

Date: February 16, 2026

Re: Westridge CDD  
February Inspection

---

The inspection was performed on Monday, February 9, 2026, with Carlos Garcia and Jose Lopez from Floralawn. Casey Hallman; also with Floralawn, attended the pre-inspection meeting only.

During the inspection, I found the landscape throughout the community to be in fairly good condition with the Contractor providing some of their services at an acceptable level. The detail portion of their work was nearly in order with most ornamentals, shrubs and groundcover plantings being properly trimmed and shaped with bed lines, tree rings and maintenance strips fairly well defined. Pine Bark and Pine Straw have not been installed at a proper and consistent depth at the main entrance to the community and this issue was discussed at length at the time of the inspection. Their Lawn and Ornamental Program is providing decent results with the landscape displaying fair color for this time of the year and with an average amount of pest and disease activity. The irrigation system appeared to be operating properly with some evidence of drought stress conditions identified at the time of the inspection. Unfortunately, some plant material has been damaged from recent freezing temperatures, and the Contractor was requested to refrain from pruning out or cutting back damaged growth until the threat of extreme cold weather has passed. This affected plant material will be evaluated for recovery or replacement at that time as well.

At the time of the inspection, Items 1, 2, 3, 5, 6 and 7 from the January report remained incomplete.

The following is a current list of work items for the Contractor to complete or respond to as a result of site observations made during our recent inspection:

- 1) **Urgent:** Contractor is requested to submit their February monthly package to our office as soon as possible.

February 16, 2026

Brian Mendes  
Westridge CDD  
February Inspection

Page 2 of 2

- 2) Contractor is requested to complete a blanket granular fertilization for St. Augustine turf areas throughout the community in March to promote new growth and overall health.
- 3) Contractor is requested to use a lighter machine for St. Augustine turf areas in median islands along Terra Del Sol Boulevard to prevent any further turf damage in these locations, during their normal mowing occurrences.
- 4) **Urgent:** Contractor is requested to check watering cycle duration and frequency for St. Augustine turf areas in median islands along Tierra Del Sol Boulevard, as some appeared dry at the time of the inspection.
- 5) Contractor is requested to continue removing Magnolia tree leaf drop from median islands along Tierra Del Sol Boulevard, during their next detail rotation.
- 6) Contractor is requested to smooth out tire ruts for Bahia turf areas on the south side of the main entrance to the community, during their next visit to the community. See attached photo.
- 7) Contractor is requested to refrain from pruning out damaged growth from plant material at the main entrance to the community until early to mid-March, once the threat of extreme cold weather has passed. See attached photo.
- 8) Contractor is requested to submit a proposal to replace damaged Bahia turf areas near a monument sign at the main entrance to the community with new healthy sod. See attached photo.



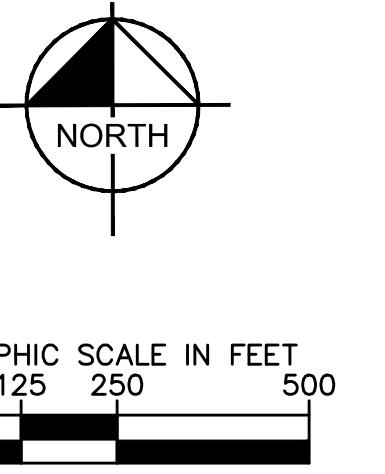
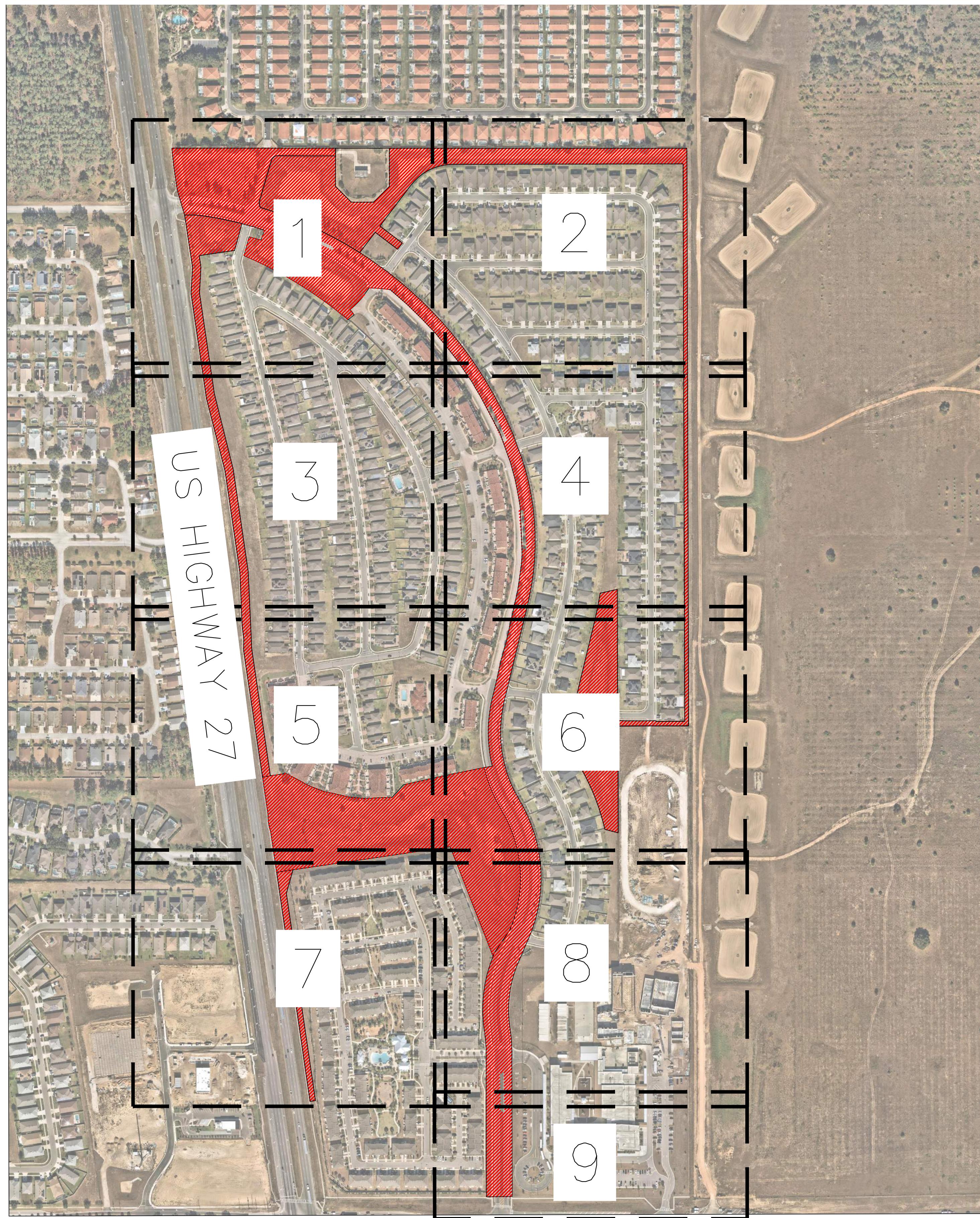
Item 6



Item 7



Item 8



SHEET NUMBER  
**MASTER**

**Kimley»Horn**

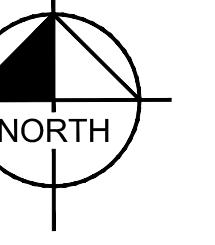
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
105 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801  
PHONE: 863-701-8702  
WWW.KIMLEY-HORN.COM REC NO.: 35106

KHA PROJECT	WESTRIDGE CDD	KHA PROJECT
DATE	LANDSCAPE	DATE
AS SHOWN	Maintenance Map	AS SHOWN
05-20-2025		
DESIGNED BY		
DRAWN BY		
CHECKED BY		

No.	REVISIONS	DATE	BY



GRAPHIC SCALE IN FEET  
0 25 50 100

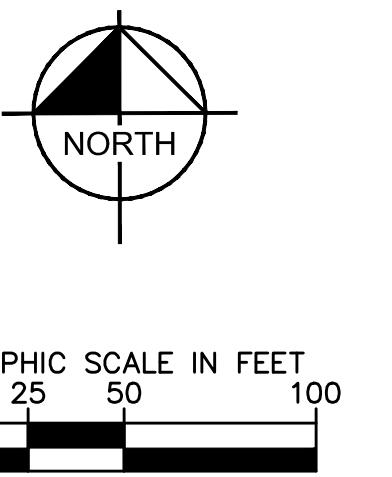


**Kimley»Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
105 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801  
PHONE: 863-701-8702  
WWW.KIMLEY-HORN.COM REC NO.: 35106

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT	DAVENPORT, FLORIDA	KHA PROJECT 05-20-2025	WESTRIDGE CDD LANDSCAPE MAINTENANCE MAP
		SCALE AS SHOWN	
		DESIGNED BY	
		DRAWN BY	
		CHECKED BY	

SHEET NUMBER  
1



**Kimley»Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
105 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801  
PHONE: 863-701-8702  
WWW.KIMLEY-HORN.COM REC NO.: 35106

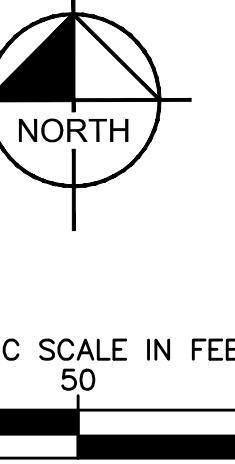
WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT FLORIDA	WESTRIDGE CDD LANDSCAPE MAINTENANCE MAP	KHA PROJECT DATE 05-20-2025	DESIGNED BY	DRAWN BY	CHECKED BY	REVISIONS	DATE BY
--	---	--------------------------------	-------------	----------	------------	-----------	---------





Plotted By: Mills, Richard Sheet Set: Kha Layout: SHEET 5 May 21, 2025 04:37:18pm K:\LAK\_Civil\0499875001 - Westridge CDD\2023 CDD\CAD\Exhibits\CDD MAPS 2025-05-13.dwg

Plotted By: Miss, Richard Sheet Set: Kha Layout: SHEET 5 May 21, 2025 04:37:18pm K:\LAK\_Civil\049875001 - Westridge CDD\2023 CDD\CAD\Exhibits\CDD MAPS 2025-05-13.dwg

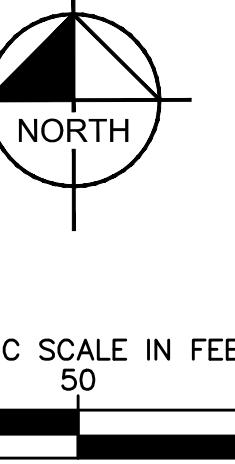


GRAPHIC SCALE IN FEET  
25 50 100

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT	WESTRIDGE CDD LANDSCAPE MAINTENANCE MAP	
	KHA PROJECT 05-20-2025	DATE SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY
SHEET NUMBER 57		DAWENP (ORT) FLORIDA
<b>Kimley»Horn</b> © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 109 SOUTH KENTUCKY AVENUE, LAKEWOOD FL, 33801 PHONE: 863-701-8702 <a href="http://WWW.KIMLEY-HORN.COM">WWW.KIMLEY-HORN.COM</a> REG NO.: 35106		
		REVISIONS No.
		DATE BY

Plotted By: Mills, Richard Sheet Set: Kha Layout: SHEET 6 May 21, 2025 04:37:19pm K:\LAK\_Civil\0499875001 - Westridge CDD\2023 CDD\CAD\Exhibits\CDD MAPS 2025-05-13.dwg

Plotted By: Mills, Richard Sheet Set: Kha Layout: SHEET 6 May 21, 2025 04:37:19pm K:\LAK\_Civil\049875001 - Westridge CDD\2023 CDD\CAD\Exhibits\CDD MAPS 2025-05-13.dwg



&lt;div[](img/GraphicScaleInFeet.png)

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
109 SOUTH KENTUCKY AVENUE, LAKELAND FL, 33801  
PHONE: 863-701-8702  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM) REG NO.: 35106

PHONE: 863-701-8702  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM) REG NO.: 35106

WEST RIDGE  
COMMUNITY  
DEVELOPMENT  
DISTRICT

WEST RIDGE CDD  
LANDSCAPE  
MAINTENANCE MAP

SHEET NUMBER  
**6**



GRAPHIC SCALE IN FEET  
25 50 100

# Kimley-Horn

PRUNE: 803-701-8702  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM) REG NO.: 35106

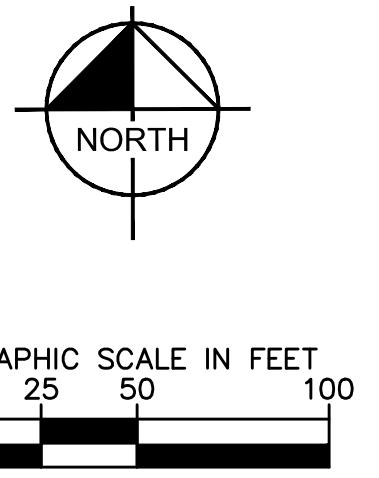
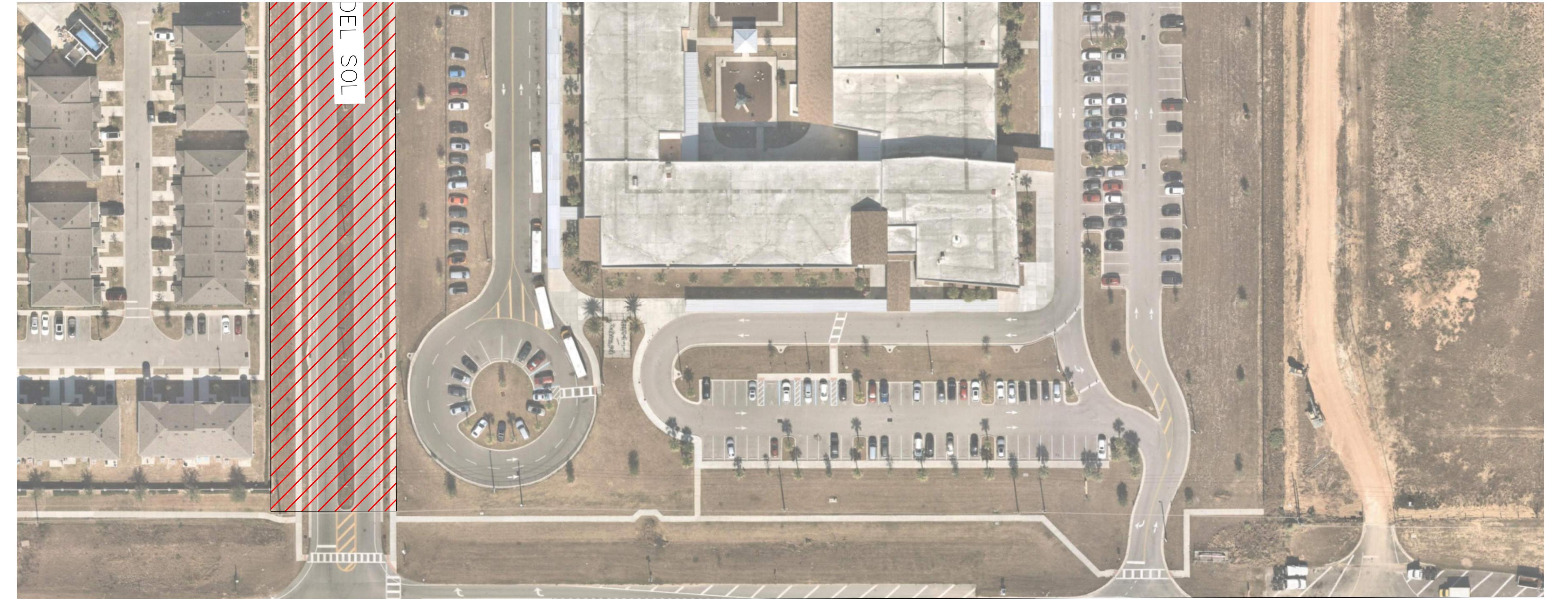
111

**WEST RIDGE COMMUNITY DEVELOPMENT DISTRICT** FLORIDA

**WEST RIDGE CDD**  
**LANDSCAPE**  
**MAINTENANCE MAP**

SHEET NUMBER  
**7**





**Kimley»Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

105 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801

PHONE: 863-701-8702

WWW.KIMLEY-HORN.COM REC NO.: 35106

WESTRIDGE  
COMMUNITY  
DEVELOPMENT  
DISTRICT

DAVENPORT FLORIDA

SHEET NUMBER  
9

KHA PROJECT  
DATE  
05-20-2025

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

WESTRIDGE CDD  
LANDSCAPE  
MAINTENANCE MAP

KHA PROJECT  
DATE  
05-20-2025

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

REVISIONS DATE BY

1. Please fill in the Contractor information at the top left portion of the page.
2. General Services - Fill in each month with the dollars to perform this portion of the Scope of Work. Do not use averaged dollar amounts.
3. Turf Care - Fill in the dollar amount to perform the services each month as outlined in the Scope of Work .
4. Tree/Shrub Care - Fill in the dollar amount to perform the services each month as outlined in the Scope of Work.
5. Bedding Plants - Fill in the quantity of plants to be installed each rotation in cell A-27 if not already listed, then fill in the dollar amount to purchase and install in the month specified in the Scope of Work. Also insert the number of plants installed (row 27) in each rotation below the dollar amount in the months they are to be installed.
6. Bed Dressing - Fill in the quantity of Bed Dressing that will be installed in cell A-30 if not already listed, then fill in the dollar amount to purchase and install in the month specified in the Scope of Work. Also insert the quantity of mulch (row 30) below the dollar amount in the month it will be installed.
7. Palm Trimming - Fill in the quantity of each palm variety that will be pruned in cells A-32, A-33, A-34, A-35 if not already listed, then fill in the dollar amount for each variety in the months indicated in the Scope of Work. Please insert your numbers in the row that corresponds to the specific variety of palm that is to be pruned that month.
8. Irrigation Maintenance - Fill in the total number of zones for the irrigation system in cell A-38 if not already listed, then fill in the dollar amount per month to monthly inspection following the services as described in the Scope of Work. Please include the number of zones in the cell below the dollar amount each month.

that quantity

perform the

**EXHIBIT 1**  
**WESTRIDGE CDD**  
**SCOPE OF WORK**

The work for exterior landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The contractor will be expected to provide service for the property fifty-two (52) weeks per year.

**SCHEDULE "A" – GENERAL SERVICES**

**A. Turf Maintenance**

*Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. Turf maintenance operations are to be completed the same day they begin. High traffic and high-profile areas such as front doors and amenity areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.*

1. Mowing

- a. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas.
- b. Turf shall be mowed weekly during the growing season from March 15<sup>th</sup> through October 15<sup>th</sup> and bi-weekly during the non-growing season from October 15<sup>th</sup> through March 15<sup>th</sup>. Based on this schedule, it is estimated that the contractor will perform a minimum of 40 and a maximum of 42 mowing cycles per 12-month period in the performance of this contract.
- c. Turf shall be cut with rotary mowers to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing patterns shall be varied where feasible to prevent rutting and minimize compaction.
- d. Mowing height for St. Augustine and Bahia turf will be set at 3½" to 4". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting.
- e. Visible clippings that may be left following mowing operations shall be removed from the turf each visit. Discharging grass clippings into beds, tree rings or maintenance strips is unacceptable, and any visible clippings discharged into these areas shall be removed prior to the end of each service day.
- f. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by mowing equipment may result in the replacement of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of management. Replacement material will be similar size to the material being replaced.

## 2. Edging

Sidewalks, curbs, concrete slabs and other paved surfaces will be edged in conjunction with mowing operations. Edging is defined as removal of unwanted turf from the above-mentioned borders by use of a mechanical edger. String trimmers will not be used for this function.

## 3. String Trimming

- a. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed with each mowing operation.
- b. Under no circumstance will it be acceptable practice to string trim bed edges or small turf areas that may be cut utilizing a small walk behind mower.
- c. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be made with prior approval of management.
- d. Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during each mowing cycle.

## 4. Blowing

When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hard-scape surfaces.

## 5. Damage Prevention/Repair

Special care shall be taken to protect building foundations, light poles, signposts and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the association or homeowners within 30 days for any damage to property caused by their crew members or equipment.

## B. Detail

*Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks. The exception will be amenity or high-profile areas. These are high traffic and focal areas and as such will be included in each detail section to provide weekly attention. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation.*

### 1. Pruning

- a. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.
- b. Only Contractor's staff that have been trained and demonstrate competence in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs, particularly groundcover varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by management.

- c. Pruning trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet contractor shall propose an extra service to management and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:
  - Provide clearance for pedestrians, vehicles, mowers and buildings.
  - Maintain clearance from shrubs in bed areas.
  - Improve visibility in parking lots and around entries.
- d. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
- e. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.
- f. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.
- g. Structural pruning will be required for several varieties of plants bi-annually, annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. Following this schedule, all structural pruning should be completed within a six-week cycle each time it is performed. Ornamental Grasses are to be haystack cut one time per year.
- h. Crape Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by management.
- i. Pruning of all palms less than 12' CT in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots.

## 2. Edging

- a. Edging is defined as removal of unwanted vegetation along beds and tree saucers. Edges are to be perpendicular to the ground.
- b. Only mechanical edgers will be used for this function. Use of string trimmers or nonselective herbicides will not be allowed.
- c. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

## 3. Weed Control

- a. Bed areas are to be left in a weed-free condition after each detail service. While pre- and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand.
- b. Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for complete removal.

## C. General

### 1. Policing

- a. Contractor will police the grounds daily or on each service visit to remove trash, debris and fallen tree litter less than 2" in diameter. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval at the labor rates specified in "Exhibit – 3 Extra Services Pricing Summary".
- b. Contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.
- c. All litter shall be removed from the property and disposed of off site.

### 2. Communication

- a. Daily, the contractor will communicate with management for any landscape issues requiring immediate attention.
- b. Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by management which details all aspects of the previous week's maintenance activities.
- c. Contractor will provide a Monthly Service Calendar for the upcoming period and a copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental report. A copy of these documents should be submitted to management by the 5<sup>th</sup> of each month electronically or via U.S. mail.
- d. Contractor agrees to take part in monthly inspections of the property to ensure their performance of this agreement meets the standards required herein and protects the overall well being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on their behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for a minimum of the pre inspection meeting.

### 3. Staffing

- a. Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.
- b. Contractor shall provide consistent service on set day(s) each week of the year (52 weeks) except for scheduling adjustments for the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Normal working hours are from 8:00 AM until 6:00 PM, with no power equipment operating around resident buildings or homes before 9:00 AM.

**SCHEDULE "B" – TURF CARE PROGRAM - ST. AUGUSTINE** (If included, see Exhibit 2 Fee Summary)

**A. Application Schedule**

<u>Month</u>	<u>Application</u>
January:	Winter fertilization, broadleaf weed control and disease control
March:	Spring granular fertilization, broadleaf weed control, insect and disease control
May:	Late spring heavy granular fertilization, 100% slow-release Nitrogen fertilization with Arena and weed control
July	Liquid fertilization with minors and weed control
October:	Heavy fall granular fertilization and broadleaf weed/disease control

**B. Application Requirements**

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- d. The irrigation system will be fully operational prior to any fertilizer application.
- e. Soils shall be tested at a reliable testing facility once per year to monitor pH, Nematodes, Take All Root Rot and chemical make up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

2. Insect/Disease Control

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible for managing the settings of irrigation timers.
- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

- a. Weed control will be limited to the broadleaf variety and sedge type grasses under this program.
- b. Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss.

4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible for employing whatever cultural practices can be reasonably performed to extend the life of the affected material.

## **SCHEDULE “B” – TURF CARE PROGRAM - BAHIA** (If included, see Exhibit 2 Fee Summary)

### **A. Application Schedule**

<u>Month</u>	<u>Application</u>
March:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
June:	Chelated Iron application and Mole Cricket control.
October:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.

### **B. Application Requirements**

1. Fertilization
  - a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.
  - b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
  - c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
  - d. The irrigation system will be fully operational prior to any fertilizer application.
  - e. Soils shall be tested at a reliable testing facility twice per year to monitor PH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.
2. Insect/Disease Control
  - a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible for managing the settings of irrigation timers.
  - b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

- a. Weed control will be limited to the broadleaf variety under this program.
- b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.

4. Warranty

No warranty is provided for Bahia turf.

**SCHEDULE "C" – TREE/SHRUB CARE PROGRAM** (If included, see Exhibit 2 Fee Summary)

**A. Application Schedule**

<u>Month</u>	<u>Application</u>
February:	Spring granular fertilization and insect/disease control as needed
March/April:	Insect/disease control/fertilization as needed
May/June:	Insect/disease control.
July/August:	Minor nutrient blend with insect/disease control
October:	Fall granular fertilization and insect/disease control as needed
December:	Insect/disease control/fertilization as needed

**B. Application Requirements**

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. The selected fertilizers must be appropriate for the plant material to be fertilized, such as an acid forming fertilizer for Azaleas which require a lower soil pH.
- b. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.
- c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- d. This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
- e. There will be deep root feeding on an as needed basis to establish newly planted trees.
- f. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer either at the base nor in the crown of plants.
- g. The irrigation system will be fully operational prior to any fertilizer application.

- h. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make up. The results will be provided to management along with the contractor's recommendation as to any changes in the Tree/Shrub care program based on these results.

## 2. Insect/Disease Control

- a. Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.
- b. Contractor is responsible for continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.
- c. This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
- d. Terrapin Scale has proven to be a difficult pest to control using foliar sprays or drenches. Should an infestation develop that is not able to be controlled through the methods, the contractor may be required to utilize Maujet injections or other similar methods to deploy appropriate insecticides.
- e. Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.
- f. Contractor will provide a copy of the license for the Certified Operator in charge of chemical applications for this property.

## 3. Specialty Palms

- a. Considering the investment in Specialty Palms such as Phoenix varieties (i.e., Dactylifera, Sylvester, Canary Island Date etc.), contractor will include in their proposed Tree/Shrub program, comprehensive quarterly fertilization and root/bud drench for potential disease and infestation along with OTC injections three (3) times per year.
- b. When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

## 4. Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available. Exclusions to this warranty would be pre-existing conditions, nematodes, borers, locusts, Wax Myrtle trees and Wax Myrtle shrubs, Photinia, insects such as Asian Cycad Scale and diseases such as Verticillium Wilt that are untreatable with currently available chemicals, soil contamination, drainage problems and acts of God. In the event these conditions exist, the contractor is responsible for employing whatever cultural practices can be reasonably performed to extend the life of the affected material.

**SCHEDULE "D" – SPECIAL SERVICES** (If included, see Exhibit 2 Fee Summary)

**Note: All Special Services work is to be performed by supplemental crews**

**A. Bedding Plants**

*The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.*

**1. Schedule**

- a. All flower beds on the property will be changed four (4) times per year during the months of January, April, July and October.
- b. Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion and display.
- c. All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.
- d. Contractor will obtain prior approval of plant selection from management before installation.

**2. Installation**

- a. Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.
- b. Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.
- c. All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.
- d. Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.
- e. A granular time-release fertilizer containing no Phosphorous and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation. For the July rotation only a micronutrient fertilizer may be used.
- f. All beds should be covered with 1" layer of Pine Fines after planting.
- g. Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.
- h. Flowers that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the property.

**3. Maintenance**

- a. Flower beds will be reviewed daily or at each service visit for the following:
  - Removal of all litter and debris.
  - Beds are to always remain weed – free.
  - All declining blooms are to be removed immediately.
  - Inspect for the presence of insect or disease activity and treat immediately.
- b. Seed heads are to be removed from Coleus plants as soon as they appear. "Pinching" of Coleus plants weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

- c. Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
- d. Pre-emergent herbicides are not to be used in flower beds.
- e. Contractor guarantees the survivability and performance of all flower beds for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

#### 4. Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

### **B. Bed Dressing**

- 1. Schedule
  - a. Bed Dressing will be replenished in all planted and unplanted areas according to the month indicated on the Exhibit 2 Fee Summary.
  - b. Installation will be completed within a three-week period.
- 2. Installation
  - a. Prior to application, areas will be prepared by removing all foreign debris and accumulated mulch material and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place.
  - b. Bed dressing should be installed in weed-free beds that have been properly edged and prepared.
  - c. Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by management.
  - d. A summary of shipping tickets or invoices for products or subcontract services will be submitted prior to requesting payment for this work.

### **C. Palm Trimming**

- 1. Specimen Date Palms such as Phoenix varieties (i.e., Dactylifera, Sylvester, Canary Island Date, etc.) more than 12' CT will be trimmed two times per year in May and November. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or crosscut during this process. After trimming, the lowest fronds should be left parallel to the ground.
- 2. All palms less than 12' CT will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.
- 3. Washington Palms more than 12' CT will be trimmed two times per year in the months of February/March and July/August.
- 4. All palms other than Washington, more than 12' CT, will be trimmed once per year in the months of July/August.
- 5. Trimming shall include removal of all dead fronds, loose boots and seed stalks.
- 6. Trim Sabal, Washington, Chinese, Fan and Ribbon Palms so that the lowest remaining fronds are left at a ten and two o'clock profile. "Hurricane" cuts are only to be in the direction of management.
- 7. When trimming, cut the frond close to the trunk without leaving "stubs".

8. Contractor shall sterilize pruning tools or saws between trees to prevent the spreading of Fusarium Wilt and other palm diseases.

**SCHEDULE "E" – IRRIGATION MAINTENANCE** (If included, see Exhibit 2 Fee Summary)

A. Frequency of Service

1. Contractor will perform the following itemized services under "Specifications" on a monthly basis. The irrigation inspection will be performed during the same week(s) each month.

B. Specifications

1. Activate each zone of the system.
2. Visually check for any damaged heads or heads needing repair.
3. Clean, straighten or adjust any heads that are not functioning properly.
4. Straighten, re-attach to bracing and touch up paint on riser heads as needed.
5. Report any valve or valve box that may be damaged in any way.
6. Leave areas in which repairs or adjustments are made free of debris.
7. Adjust controller to the watering needs as dictated by weather conditions and seasonal requirements including adjusting of rain sensor.
8. Contractor will provide a written report of the findings by zone.

C. Qualifying Statements

1. Repairs

- a. Repairs that become necessary and that are over and above the routine maintenance contract will be done on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary".
- b. Request for authorization must be submitted to management for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the management prior to initiating any work.

2. Service Calls

- a. Service Calls required between scheduled visits will be billed on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary".
- b. When there is not an emergency, request for authorization must be submitted in written form to management for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by management prior to initiating any work.

3. Contractor will pay special attention during irrigation maintenance inspections (IMC) to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking areas.

- a. Contractor will be held responsible for any accident that arises from the overspray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

4. Damage resulting from contractor's crew working on the property (i.e., mower and edger cuts) will be repaired at no charge to the property within 24 hours of being detected.

5. Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.
6. Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.
7. Contractor will visually inspect irrigation system weekly while performing routine maintenance.
8. Contractor will provide a 24 hour “Emergency” number for irrigation repairs.

## EXHIBIT 2 - FEE SUMMARY

**Contractor:**

Address:

Phone:

Email:

Contact:

**Property: Westridge CDD**

Address: 3434 Colwell Avenue, Suite 200

Tampa, FL 33614

Phone: 407-472-2471

Email: [bmendes@rizzetta.com](mailto:bmendes@rizzetta.com)

Contact: Brian Mendes

Dates: \_\_\_\_\_ through \_\_\_\_\_

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>GENERAL SERVICES (Schedule A)</b>													\$0
<b>TURF CARE (Schedule B)</b>													\$0
<b>TREE/SHRUB CARE (Schedule C)</b>													\$0
<b>BEDDING PLANTS (Schedule D)</b> <i>0 Units Per Rotation</i>													\$0
<b>BED DRESSING (Schedule D)</b> <i>200 Yards of Bed Dressing</i>													\$0
<b>PALM TRIMMING (Schedule D)</b> <i>89 Washington</i>													\$0
<b>IRRIGATION MAINT. (Schedule E)</b> <i>32 Number of Zones</i>	32	32	32	32	32	32	32	32	32	32	32	32	\$0
<b>TOTAL FEE PER MONTH:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Flat Fee Schedule</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Initials \_\_\_\_\_

### **EXHIBIT 3 – EXTRA SERVICES PRICING SUMMARY**

**Project: Westridge CDD**

**Contractor:**

<b><u>Material</u></b>	<b><u>Description</u></b>	<b><u>Price</u></b>
<b>Mulch</b>	Price/yard installed for quantities <u>over</u> 100 cubic yards	les
	Price/yard installed for quantities <u>under</u> 100 cubic yards	les
	Price per 3 cubic foot bag of Mulch	les
	Price per bale of Pine Straw	les
<b>Hard Materials</b>	Price per bag for Seminole Chips	les
	Price per ton for Seminole Chips	les
	Price per ton for 3"-5" River Jack	les
<b>Seasonal Color</b>	<i>Annual flower installed prices include bed preparation by removing and disposing of old flowers, hand or mechanically turning the beds and amending soil as necessary.</i>	
	Bed preparation and installation per 4.5" pot	les
	Bed preparation and installation per 1 gallon pot	les
	Supply and install 8" to 10" hanging basket	les
	Assemble 20" to 36" diameter floral pot with centerpiece plant	les
<b>Sod (St. Augustine)</b>	<i>Turf reparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.</i>	
	Square foot price for quantities less than 1,000 square feet	les
	Square foot price for quantities between 1,000 and 3,000 square feet	les
	Square foot price for quantities between 3,000 and 10,000 square feet	les
	Square foot price quantities greater than 10,000 square feet	les
<b>Irrigation</b>	<i>Irrigation services, which fall outside of the contract, will be provided on a per hour basis. Parts will be provided at list, less a discount. Contractor may be required to provide a copy of purchase invoice.</i>	
	Irrigation Technician per hour	les
	Irrigation Laborer per hour	les
	PVC parts	List less ____ %
	Non PVC parts	List less ____ %
	Valves, Clocks and any part over \$300.00	List less ____ %
<b>General Labor</b>	Foreman per hour	les
	Labor per hour	les
<b>Arbor Care</b>	Production day (8 hour) Truck, Chipper, 3 man crew	les

<b>Miscellaneous</b>	<b>Bush hogging per acre @</b>	<b>\$</b>
<b>The per unit cost for installation of various sizes and quantities of plant material is listed below:</b>		
4 inch Groundcover:	< 50 plants	\$
	50 - 100 plants	\$
	100 - 250 plants	\$
	> 250 plants	\$
1-gallon Plant Material:	< 50 plants	\$
	50 – 100 plants	\$
	100 – 250 plants	\$
	> 250 plants	\$
3-gallon Plant Material:	< 50 plants	\$
	50 – 100 plants	\$
	100 – 250 plants	\$
	> 250 plants	\$
7-gallon Plant Material:	< 50 plants	\$
	50 – 100 plants	\$
	100 – 250 plants	\$
	> 250 plants	\$
15-gallon Plant Material:	< 25 plants	\$
	25 – 50 plants	\$
	50 – 100 plants	\$
	> 100 plants	\$
30-gallon Plant Material:	< 25 plants	\$
	25 – 50 plants	\$
	> 50 plants	\$
45-gallon Plant Material:	< 25 plants	\$
	25 – 50 plants	\$
	> 50 plants	\$
65-gallon Plant Material:	< 25 plants	\$
	25 – 50 plants	\$
	> 50 plants	\$

**TAB 2**

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT  
January 22, 2026, Minutes of Meeting  
Page 1

---

1 MINUTES OF MEETING  
2

3 Each person who decides to appeal any decision made by the Board with respect to any  
4 matter considered at the meeting is advised that the person may need to ensure that a  
5 verbatim record of the proceedings is made, including the testimony and evidence upon  
6 which such appeal is to be based.

7  
8 WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT  
9

10 The meeting of the Board of Supervisors of the Westridge Community Development District  
11 was held on Monday, January 22<sup>nd</sup>, 2025, at **Waterstone Clubhouse** located at  
12 **2751 Bella Vista Drive, Davenport FL 33897**.

13 Present and constituting a quorum:

14  
15 Chris Brown **Board Supervisor, Chairman**  
16 Irmaliz Osorio **Board Supervisor, Vice Chairman**  
17 Janice Stradley **Board Supervisor, Assistant Secretary**  
18 Fabian Beltran **Board Supervisor, Assistant Secretary**  
19 Engelbert Perez **Board Supervisor, Assistant Secretary**  
20

21 Also present were:

22  
23 Brian Mendes **District Manager, Rizzetta & Company**  
24 Giovanni Massimino **District Coordinator, Rizzetta & Company**  
25 Scott Clark **District Counsel, Clark & Albaugh, LLC**  
26 Richard Mills **District Engineer, Kimley-Horn**  
27 Brian Harbin **Account Manager, Floralawn**  
28

29 Audience members **Not Present**  
30

31 **FIRST ORDER OF BUSINESS**

Call to Order

32 Mr. Mendes confirmed quorum and called the meeting to order at 2:06 p.m.  
33

34 **SECOND ORDER OF BUSINESS**

Audience Comments on the Agenda Items

35 There were no public comments.  
36

37 **THIRD ORDER OF BUSINESS**

Sunscape Updates

41  
42 1. January's Landscape Inspection Report

43 Mr. Mendes reviewed Sunscape's inspection report with the Members of the board.  
44

46 Mr. Harbin reported to the Board on all landscape inspection items.  
47

48 **FOURTH ORDER OF BUSINESS**

49 **Floralawn Landscape Quality  
50 Inspection Report**

51 Mr. Harbin Review general operations with the Members of the Board.  
52

53 Mr. Harbin discussed recent mulch installation with the Board and commented on the declining  
54 vegetation near the community entrance.  
55

56 The Members of the Board and District Staff discussed recent irrigation discovery.  
57

58 Mr. Mendes stated he will follow up with Sunscape to get Craig's opinion on the irrigation.  
59

60 The Members of the Board reviewed estimate # 19386, replacing two nonfunctional irrigation  
61 valves.  
62

On a motion by Ms. Osorio, seconded by Mr. Perez, with all in favor, the Board of  
Supervisors approved estimate # 19386, replacing two nonfunctional irrigation valves.,  
for Westridge Community Development District.

63 **FIFTH ORDER OF BUSINESS**

64 **Bolton's Towing Updates**

65 Mr. Mendes reported the recent towing findings to the Members of the Board.  
66

67 Mr. Mendes stated the CDD Staff has exhausted resources finding other towing vendors in the  
68 community's area.  
69

70 The Members of the Board and District Staff reviewed and discussed the towing operations  
71 throughout the community.  
72

73 **SIXTH ORDER OF BUSINESS**

74 **Consideration of the Minutes of the Board  
75 of Supervisors' Meeting held on December  
76 18, 2025**

77 Mr. Mendes reviewed the meeting minutes from the meeting held on December 18, 2025, with  
78 the Members of Board and asked if any revisions were requested. There were none.  
79

80 On a motion by Ms. Stradley, seconded by Mr. Perez, with all in favor, the Board of  
Supervisors approved the minutes of the Board of Supervisors meeting held on  
December 18<sup>th</sup>, 2025, for Westridge Community Development District.

81 **SEVENTH ORDER OF BUSINESS**

82 **Ratification of Operation & Maintenance  
83 Expenditures for November 2025**

**WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**January 22, 2026, Minutes of Meeting**  
**Page 3**

---

84  
85 Mr. Mendes reviewed the operation & maintenance expenditures with the Members of the  
86 Board and asked if there were any questions. There were none.  
87

On a motion by Mr. Brown, seconded by Ms. Stradley, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for November 2025 (\$22,300.31), for Westridge Community Development District.

88  
89 **EIGHTH ORDER OF BUSINESS** **Discussion of Asphalt Project**  
90  
91

– **Bella Vista Dr**

92 The Board and District Staff reviewed options for the asphalt project on Bella Vista Dr And  
93 discussed pricing for the project.

94 The Members of the Board tabled the consideration of Bella Vista Dr asphalt project until the  
95 next Board meeting.

96  
97 **NINTH ORDER OF BUSINESS** **Consideration of Agreement for**  
98  
99 **Security Services**

100 On a motion by Ms. Osorio, seconded by Mr. Stradley, with all in favor, the Board of Supervisors approved Mr. Brown to work with District Staff to finalize the Agreement for Security Services, for Westridge Community Development District.

101  
102 **TENTH ORDER OF BUSINESS** **Consideration of Enviro Tree Service**  
103  
104 **Palm Pruning Proposals**

105 The Members of the Board reviewed and approved the Enviro Tree Service palm pruning  
106 proposal.

107 On a motion by Mr. Brown, seconded by Mr. Perez, with all in favor, the Board of Supervisors approved the Enviro Tree Service palm pruning proposal, for Westridge Community Development District.

108  
109 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

110  
111 A. District Counsel

112 1. Timeline and Description of Events in Connection with the District's Series  
113 2025 Capital Improvement Revenue Bonds

114  
115 Mr. Clark reviewed recent litigation regarding a District in Osceola County under investigation  
116 for funding issues.

**WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**January 22, 2026, Minutes of Meeting**  
**Page 4**

---

118 The Members of the Board and District Staff reviewed the recent finding brought forth by Mr.  
119 Clark.

120  
121 Mr. Clark reviewed the timeline description with the Members of the Board.  
122

123 The Members of the Board and District Staff discussed the debt service payments.  
124

125 The Board directed District staff to track bond and operations and maintenance expenditures  
126 from 2019 through the current year and to verify whether principal payments were made  
127 annually.

128  
129 Mr. Mendes stated he will have the timeline added to the CDD website.  
130

131       B. District Engineer

- 132       1. Crosswalk Project Updates
- 133       2. Updates on Overflow Parking Project

134  
135 Mr. Mills reviewed the crosswalk project with the Members of the Board and stated he deemed  
136 the project complete.

137  
138 The Members of the Board and District Staff reviewed the overflow parking project.

139  
140 The Board directed Mr. Mendes to work with Mr. Osorio regarding integrating parking passes  
141 into CDD website and adding a square account to receive payments on the website.

142  
143 Mr. Mills and Mr. Mendes stated they will work together to confirm ownership of the green fence  
144 along US-27

145       C. District Manager

- 146       1. Waterstone Irrigation Break Updates
- 147       2. Updates on Towing Operations

148  
149 The Board and District Staff discussed the standing vehicle issues.

150  
151 Mr. Mendes stated he will review the bollards that are scheduled to be installed along Tierra  
152 Del Sol .  
153

154

On a motion by Ms. Osorio, seconded by Ms. Stradley, with all in favor, the Board of Supervisors approved not to exceed \$700 for needed signs, No Parking/ Stop Parking for La Verde Ln and Dania Way, for Westridge Community Development District.

155

156       **TWELFTH ORDER OF BUSINESS**

157       **Supervisor Requests**

158

159       **AUDIENCE COMMENTS**

**WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**January 22, 2026, Minutes of Meeting**  
**Page 5**

---

160 Elizabeth inquired about the sidewalk repairs and paving project.

161

On a motion by Mr. Brown, seconded by Mr. Perez, with all in favor, the Board of Supervisors approved Mr. Mills to construct a site plan for additional parking spaces, for Westridge Community Development District.

162

163 **SUPERVISOR REQUESTS**

164

165 Mr. Beltran commented on the issues with ATV and electronic bikes in the community.

166

167 Mr. Mendes stated he will send a note to Mr. Clark to amend the security scope of services.

168

169 **THIRTEENTH ORDER OF BUSINESS**      **Adjournment**

170

On a motion by Ms. Osorio, seconded by Mr. Brown, with all in favor, the Board of Supervisors adjourned the meeting at 3:50 p.m., for Westridge Community Development District.

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

*[SIGNATURES ON FOLLOWING PAGE]*

186

187

188

189

190

191

192

193

194

195

196

197

**WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**January 22, 2026, Minutes of Meeting**  
**Page 6**

---

---

198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222

---

223 Assistant Secretary

Chairman/Vice Chairman

DRAFT

**TAB 3**

# **WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT**

---

**DISTRICT OFFICE · ORLANDO, FL 32819**

**MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614**

**WWW.WESTRIDGECDD.ORG**

## **Operation and Maintenance Expenditures December 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$23,711.04**

Approval of Expenditures:

---

Chairperson

Vice Chairperson

Assistant Secretary

# Westridge Community Development District

## Paid Operation & Maintenance Expenses

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher Brown BOS 11.20.25	300121	CB112025	Board of Supervisors Meeting 11/20/25	\$ 200.00
Digital Assurance Certification LLC	300127	77037	Ongoing Fee- Dissemination 11/25	\$ 2,000.00
Duke Energy	20251203-1	9100 8743 4190 - 111025 ACH	000 Highway 27 10/25	\$ 2,655.85
Duke Energy	20251231-1	910087434190 11/25 ACH	000 Highway 27 11/25	\$ 2,655.85
Duke Energy	20251208-1	910141986868 10/25 ACH	Electric Services 10/25	\$ 2,680.37
Fabian Beltran	300122	FB112025	Board of Supervisors Meeting 11/20/25	\$ 200.00
Floralawn, Inc.	300128	35262	Irrigation Repair 10/25	\$ 62.48
Gannett Florida LocaliQ	300132	0007455720	Legal Advertising 11/25	\$ 351.67
HP Home Maintenance Solutions, LLC	300125	510	Aluminum fence & removal 11/25	\$ 3,500.00
Irmaliz Osorio	300123	IO112025	Board of Supervisors Meeting 11/20/25	\$ 200.00
Janice A Stradley	300124	JS112025	Board of Supervisors Meeting 11/20/25	\$ 200.00
Kimley-Horn and Associates, Inc.	300129	049875001-0925	Engineering Services 09/25	\$ 1,683.01
Kimley-Horn and Associates, Inc.	300129	049875001-1025	Engineering Services 10/25	\$ 561.00
Polk County BOCC	20251210-1	6711651 10/25 ACH	1 Reuse Paradiso Drive 11/25	\$ 647.32

# Westridge Community Development District

## Paid Operation & Maintenance Expenses

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300126	INV0000105345	Accounting Services 12/25	\$ 4,824.42
School Now	300131	INV-SN-1022	School Now CDD ADA-PDF 10/25	\$ 384.38
SunScape Landscape Management Services, Inc.	300133	14375	Landscape Management Services 12/25	\$ 850.00
The Observer Group, Inc.	300130	25-01845K	Legal Advertising 12/25	\$ 54.69
<b>Report Total</b>				<b>\$ 23,711.04</b>

**TAB 4**

INVESTMENT RATES AS OF 11/17/2025 (PUBLIC FUNDS WITH INVESTMENTS)

<b>Bank Name</b>	<b>Investment Type</b>	<b>Balance Requirement</b>
EverBank	Money Market	\$25,000
EverBank	Certificate of Deposit	\$1,500
EverBank	Certificate of Deposit	\$1,500
EverBank	Certificate of Deposit	\$1,500
EverBank	Certificate of Deposit	\$1,500
FLCLASS*	Intergovernmental Investment Pool	\$1
Regions	Money Market	\$10,000
Regions	Money Market	\$50,000
Regions	Money Market	\$100,000
Regions	Certificate of Deposit	\$5,000
Regions	Certificate of Deposit	\$5,000
Regions	Certificate of Deposit	\$5,000
Regions	Certificate of Deposit	\$5,000
TD Bank	Money Market	\$10,000
TD Bank	Money Market	\$50,000
TD Bank	Money Market	\$100,000
TD Bank	Money Market	\$250,000
TD Bank	Certificate of Deposit	\$10,000
TD Bank	Certificate of Deposit	\$10,000
TD Bank	Certificate of Deposit	\$10,000
TD Bank	Certificate of Deposit	\$10,000
TD Bank	Certificate of Deposit	\$10,000
Truist	Money Market	\$10,000
Truist	Money Market	\$50,000
Truist	Money Market	\$100,000
Truist	Certificate of Deposit	\$10,000
Truist	Certificate of Deposit	\$10,000
Truist	Certificate of Deposit	\$10,000
Truist	Certificate of Deposit	\$10,000
Valley	Money Market	\$1

\*FLCLASS is not a bank, but an authorized investment.

QPD BANKS)

<u>Term</u>	<u>Rates</u>
N/A	3.65%
3 months	3.80%
6 months	3.70%
9 months	3.60%
12 months	3.60%
N/A	4.04%
N/A	3.00%
N/A	3.20%
N/A	3.44%
5 months	3.80%
8 months	3.70%
13 months	3.20%
19 months	3.00%
N/A	1.00%
N/A	1.06%
N/A	1.30%
N/A	1.75%
6 months	3.04%
9 months	2.85%
12 months	2.70%
18 months	2.60%
24 months	2.60%
N/A	2.00%
N/A	2.00%
N/A	2.00%
6 months	2.45%
9 months	2.45%
12 months	2.05%
24 months	1.55%
N/A	3.55%

**TAB 5**



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

January 29, 2026

Ms. Shandra Torres  
Westridge Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

**\$25,825,000**  
**Westridge Community Development District**  
**(Polk County, Florida)**  
**Capital Improvement Revenue Bonds, Series 2005**  
**("Bonds")**

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the five-year period ended December 28, 2025 ("Computation Period"). This report indicates that there is no cumulative rebate amount liability as of December 28, 2025.

The next annual arbitrage rebate calculation date is December 28, 2026. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at [liscott@llstax.com](mailto:liscott@llstax.com).

Sincerely,

*Linda L. Scott*

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

# *Westridge Community Development District*

*\$25,825,000 Westridge Community  
Development District (Polk County, Florida) Capital  
Improvement Revenue Bonds, Series 2005*

*For the period ended December 28, 2025*



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

January 29, 2026

Westridge Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Re: \$25,825,000 Westridge Community Development District (Polk County, Florida) Capital Improvement Revenue Bonds, Series 2005 ("Bonds")

Westridge Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended December 28, 2025 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Amount for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Amount of \$(4,150,211.30) at December 28, 2025. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 5.8007%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Amount for the Bonds for the Computation Period based on the information provided to us. The Rebate Amount has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Westridge Community Development District

January 29, 2026

\$25,825,000 (Polk County, Florida) Capital Improvement Revenue Bonds, Series 2005

For the period ended December 28, 2025

### **NOTES AND ASSUMPTIONS**

1. The issue date of the Bonds is December 29, 2005.
2. The end of the first Bond Year for the Bonds is December 28, 2006.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Amount for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Amount for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Amount as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Amount as of the Next Computation Date will not be the Rebate Amount reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Amount computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Westridge Community Development District

January 29, 2026

\$25,825,000 (Polk County, Florida) Capital Improvement Revenue Bonds, Series 2005

For the period ended December 28, 2025

**NOTES AND ASSUMPTIONS (cont'd)**

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. In order to prepare the Arbitrage Calculation, we have relied on a prior arbitrage report by Deloitte Tax LLP with respect to the Rebate Amount Liability as of December 31, 2008.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Westridge Community Development District

January 29, 2026

\$25,825,000 (Polk County, Florida) Capital Improvement Revenue Bonds, Series 2005

For the period ended December 28, 2025

### **DEFINITIONS**

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Amount on certain prescribed dates.
5. *Rebate Amount*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND  
DESCRIPTION OF SCHEDULE**

Westridge Community Development District

January 29, 2026

\$25,825,000 (Polk County, Florida) Capital Improvement Revenue Bonds, Series 2005

For the period ended December 28, 2025

**SOURCE INFORMATION**

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND  
DESCRIPTION OF SCHEDULE**

Westridge Community Development District

January 29, 2026

\$25,825,000 (Polk County, Florida) Capital Improvement Revenue Bonds, Series 2005

For the period ended December 28, 2025

**DESCRIPTION OF SCHEDULE**

**SCHEDULE 1 - REBATE AMOUNT CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Amount.

\$25,825,000 WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT  
 (POLK COUNTY, FLORIDA)  
 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2005

SCHEDULE 1 - REBATE AMOUNT CALCULATION

12 / 29 / 2005 ISSUE DATE  
 12 / 29 / 2020 BEGINNING OF COMPUTATION PERIOD  
 12 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.8007%	ALLOWABLE EARNINGS
12 / 29 / 2020	BEGINNING BALANCE		0.00	857.79	1,141.51	283.72
6 / 1 / 2022	ACQUIS & CONSTR FUND		0.21	0.00	0.00	0.00
7 / 1 / 2022	ACQUIS & CONSTR FUND		0.47	0.00	0.00	0.00
8 / 1 / 2022	ACQUIS & CONSTR FUND		0.80	0.00	0.00	0.00
9 / 1 / 2022	ACQUIS & CONSTR FUND		1.24	0.00	0.00	0.00
10 / 3 / 2022	ACQUIS & CONSTR FUND		1.40	0.00	0.00	0.00
11 / 1 / 2022	ACQUIS & CONSTR FUND		1.87	0.00	0.00	0.00
12 / 1 / 2022	ACQUIS & CONSTR FUND		2.31	0.00	0.00	0.00
12 / 28 / 2022	ACQUIS & CONSTR FUND		0.08	0.00	0.00	0.00
1 / 3 / 2023	ACQUIS & CONSTR FUND		2.64	0.00	0.00	0.00
2 / 1 / 2023	ACQUIS & CONSTR FUND		2.81	0.00	0.00	0.00
3 / 1 / 2023	ACQUIS & CONSTR FUND		2.70	0.00	0.00	0.00
4 / 3 / 2023	ACQUIS & CONSTR FUND		3.08	0.00	0.00	0.00
5 / 1 / 2023	ACQUIS & CONSTR FUND		3.16	0.00	0.00	0.00
5 / 26 / 2023	ACQUIS & CONSTR FUND		2.67	0.00	0.00	0.00
5 / 26 / 2023	ACQUIS & CONSTR FUND		0.00	(883.22)	(1,024.15)	(140.93)
		0.00	25.44	(25.43)	117.36	142.79
12 / 29 / 2020	BEGINNING BALANCE		0.00	127,618.32	169,829.28	42,210.96
12 / 29 / 2020	RESERVE FUND		0.04	0.00	0.00	0.00
12 / 29 / 2020	RESERVE FUND		0.11	0.00	0.00	0.00
1 / 4 / 2021	RESERVE FUND		0.65	0.00	0.00	0.00
2 / 1 / 2021	RESERVE FUND		0.65	0.00	0.00	0.00
3 / 1 / 2021	RESERVE FUND		0.59	0.00	0.00	0.00
4 / 1 / 2021	RESERVE FUND		0.65	0.00	0.00	0.00
5 / 3 / 2021	RESERVE FUND		0.63	0.00	0.00	0.00
6 / 1 / 2021	RESERVE FUND		0.65	0.00	0.00	0.00
7 / 1 / 2021	RESERVE FUND		0.63	0.00	0.00	0.00
8 / 2 / 2021	RESERVE FUND		0.65	0.00	0.00	0.00
9 / 1 / 2021	RESERVE FUND		0.66	0.00	0.00	0.00
10 / 1 / 2021	RESERVE FUND		0.63	0.00	0.00	0.00
11 / 1 / 2021	RESERVE FUND		0.65	0.00	0.00	0.00
12 / 1 / 2021	RESERVE FUND		0.63	0.00	0.00	0.00
12 / 29 / 2021	RESERVE FUND		0.45	0.00	0.00	0.00
1 / 3 / 2022	RESERVE FUND		0.65	0.00	0.00	0.00
2 / 1 / 2022	RESERVE FUND		0.65	0.00	0.00	0.00

\$25,825,000 WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT  
 (POLK COUNTY, FLORIDA)  
 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2005

SCHEDULE 1 - REBATE AMOUNT CALCULATION

12 / 29 / 2005 ISSUE DATE  
 12 / 29 / 2020 BEGINNING OF COMPUTATION PERIOD  
 12 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.8007%	ALLOWABLE EARNINGS
3 / 1 / 2022	RESERVE FUND		0.59	0.00	0.00	0.00
4 / 1 / 2022	RESERVE FUND		0.65	0.00	0.00	0.00
5 / 2 / 2022	RESERVE FUND		0.63	0.00	0.00	0.00
6 / 1 / 2022	RESERVE FUND		31.42	0.00	0.00	0.00
7 / 1 / 2022	RESERVE FUND		69.57	0.00	0.00	0.00
8 / 1 / 2022	RESERVE FUND		119.67	0.00	0.00	0.00
9 / 1 / 2022	RESERVE FUND		183.73	0.00	0.00	0.00
10 / 3 / 2022	RESERVE FUND		208.86	0.00	0.00	0.00
11 / 1 / 2022	RESERVE FUND		278.62	0.00	0.00	0.00
12 / 1 / 2022	RESERVE FUND		343.85	0.00	0.00	0.00
12 / 21 / 2022	RESERVE FUND		0.02	0.00	0.00	0.00
12 / 21 / 2022	RESERVE FUND		0.14	0.00	0.00	0.00
1 / 3 / 2023	RESERVE FUND		392.53	0.00	0.00	0.00
2 / 1 / 2023	RESERVE FUND		417.85	0.00	0.00	0.00
3 / 1 / 2023	RESERVE FUND		401.23	0.00	0.00	0.00
4 / 3 / 2023	RESERVE FUND		458.65	0.00	0.00	0.00
5 / 1 / 2023	RESERVE FUND		470.27	0.00	0.00	0.00
6 / 1 / 2023	RESERVE FUND		513.52	0.00	0.00	0.00
7 / 3 / 2023	RESERVE FUND		505.72	0.00	0.00	0.00
8 / 1 / 2023	RESERVE FUND		531.48	0.00	0.00	0.00
9 / 1 / 2023	RESERVE FUND		554.65	0.00	0.00	0.00
10 / 2 / 2023	RESERVE FUND		539.95	0.00	0.00	0.00
11 / 1 / 2023	RESERVE FUND		562.35	0.00	0.00	0.00
12 / 1 / 2023	RESERVE FUND		548.49	0.00	0.00	0.00
1 / 2 / 2024	RESERVE FUND		568.68	0.00	0.00	0.00
2 / 1 / 2024	RESERVE FUND		568.79	0.00	0.00	0.00
3 / 1 / 2024	RESERVE FUND		530.96	0.00	0.00	0.00
4 / 1 / 2024	RESERVE FUND		569.74	0.00	0.00	0.00
5 / 1 / 2024	RESERVE FUND		553.09	0.00	0.00	0.00
6 / 3 / 2024	RESERVE FUND		574.47	0.00	0.00	0.00
7 / 1 / 2024	RESERVE FUND		558.39	0.00	0.00	0.00
8 / 1 / 2024	RESERVE FUND		579.14	0.00	0.00	0.00
9 / 3 / 2024	RESERVE FUND		580.23	0.00	0.00	0.00
10 / 1 / 2024	RESERVE FUND		544.79	0.00	0.00	0.00
11 / 1 / 2024	RESERVE FUND		534.05	0.00	0.00	0.00

\$25,825,000 WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT  
 (POLK COUNTY, FLORIDA)  
 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2005

SCHEDULE 1 - REBATE AMOUNT CALCULATION

12 / 29 / 2005 ISSUE DATE  
 12 / 29 / 2020 BEGINNING OF COMPUTATION PERIOD  
 12 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.8007%	ALLOWABLE EARNINGS
12 / 2 / 2024	RESERVE FUND		498.57	0.00	0.00	0.00
12 / 19 / 2024	RESERVE FUND		0.64	0.00	0.00	0.00
1 / 2 / 2025	RESERVE FUND		501.21	0.00	0.00	0.00
2 / 3 / 2025	RESERVE FUND		483.39	0.00	0.00	0.00
3 / 3 / 2025	RESERVE FUND		435.29	0.00	0.00	0.00
4 / 1 / 2025	RESERVE FUND		480.00	0.00	0.00	0.00
5 / 1 / 2025	RESERVE FUND		465.31	0.00	0.00	0.00
5 / 2 / 2025	RESERVE FUND		0.00	(3,943.25)	(4,093.87)	(150.62)
6 / 2 / 2025	RESERVE FUND		465.61	0.00	0.00	0.00
7 / 1 / 2025	RESERVE FUND		450.78	0.00	0.00	0.00
8 / 1 / 2025	RESERVE FUND		467.87	0.00	0.00	0.00
9 / 2 / 2025	RESERVE FUND		469.26	0.00	0.00	0.00
10 / 1 / 2025	RESERVE FUND		447.82	0.00	0.00	0.00
11 / 3 / 2025	RESERVE FUND		451.84	0.00	0.00	0.00
12 / 1 / 2025	RESERVE FUND		420.37	0.00	0.00	0.00
12 / 28 / 2025	INTEREST ACCRUAL		366.59	0.00	0.00	0.00
		<u>143,385.96</u>	<u>19,710.89</u>	<u>123,675.07</u>	<u>165,735.41</u>	<u>42,060.34</u>
		<u>143,385.96</u>	<u>19,736.33</u>	<u>123,649.64</u>	<u>165,852.77</u>	<u>42,203.13</u>
ACTUAL EARNINGS			19,736.33			
ALLOWABLE EARNINGS			<u>42,203.13</u>			
REBATE AMOUNT				(22,466.81)		
FUTURE VALUE OF 12/28/2020 CUMULATIVE REBATE AMOUNT				(4,116,825.28)		
FUTURE VALUE OF 12/28/2021 COMPUTATION DATE CREDIT				(2,237.46)		
FUTURE VALUE OF 12/28/2022 COMPUTATION DATE CREDIT				(2,172.46)		
FUTURE VALUE OF 12/28/2023 COMPUTATION DATE CREDIT				(2,197.47)		
FUTURE VALUE OF 12/28/2024 COMPUTATION DATE CREDIT				(2,191.82)		
COMPUTATION DATE CREDIT				<u>(2,120.00)</u>		
CUMULATIVE REBATE AMOUNT				<u>(4,150,211.30)</u>		

**TAB 6**

# **1.25" Mill & Pave Proposal**

---

**Westridge CDD C/O Rizzetta & Company**  
**Brian Mendes**

**Project:**

**Westridge CDD**  
Tierra del sol Boulevard  
Four Corners, Florida 33897



Jacob Perkins  
Asphalt Field Rep

# Our Company

## Company Info



Hall Company  
225 Old Sanford Oviedo Road  
Winter Springs, FL 32708

P: 407-327-4930  
F: 407-327-7345  
<http://hallcompanyinc.com>

## Contact Person

Jacob Perkins  
Asphalt Field Rep  
[Jacob@hallcompanyinc.com](mailto:Jacob@hallcompanyinc.com)  
Cell: 689-249-6392  
Office 407-327-4930

## About Us

### We Solve Problems & Make Pavement Maintenance Simple

**Hall Company Inc.** is locally owned and has operated in Central Florida since **1983**. During this time, we have created both a highly successful asphalt division and site development division. Our expertly trained teams have acquired an extensive range of expertise, professionalism, and an impressive edge in both areas.

Our most valuable asset we are happy to share: [Our References](#)

**Hall Company's** asphalt division specializes in complete parking lot and asphalt maintenance services, to include roadway base, paving repair, asphalt paving and overlay, seal coating, parking bumpers, sports court, ADA compliance, crack & joint repair, striping, signage, drain correction/mitigation and concrete installation and repair. Our site development division offers earthwork, land clearing, roadway base, paving and underground utilities.

Please find the enclosed proposal and do not hesitate to call us with any questions.

## Breakdown

1. CDD - 4,348 SY  
HOA - 4,932 SY

Price Asphalt:  
CDD - \$69,220  
HOA - \$78,580

Striping:  
CDD - \$550  
HOA - \$2,450

**Total CDD: \$69,770**  
**Total HOA: \$81,030**

## Pavement Mill + New Asphalt Surface

1. The area under consideration for new asphalt surface comprises approx. 9,280 square yards.
2. All areas will be barricaded before, during and after this project.
3. **Wheel Stops:** This proposal includes the setting aside and replacing 25 wheel stops/chalks. We will do everything possible not to damage any wheel stop, however if they are currently damaged moving them will cause possible future damage, of which will be an additional charge.
4. **Pavement Milling:** We will machine mill entire asphalt surface to a depth of 1.25" . Please note some existing asphalt will remain where mechanical milling machine is unable to mill.
5. All surfaces to be paved will be cleaned of all loose materials.
6. A **Tack Coat** will be applied to ensure adhesion of new asphalt to the existing surface below.
7. Our firm will machine install 1.25 inch of compacted thickness hot mix asphalt, with all work being completed in 4 trip(s). **Vital to note that all work we specify is the final depth, not the depth prior to compaction.**
8. All tools, equipment and loose debris will be removed from the jobsite upon completion of the project.

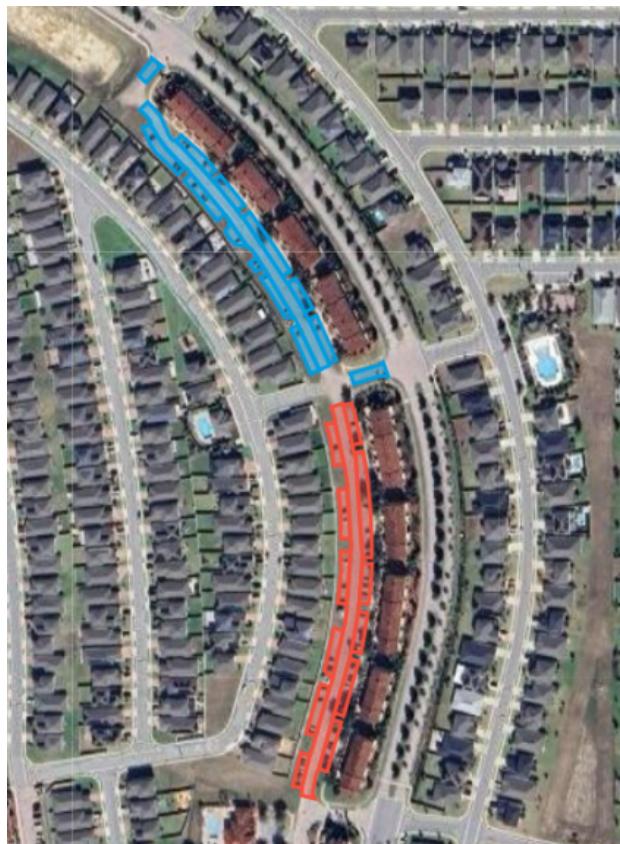
Total Price: \$147,800.00

## Line Striping

1. Our firm will restripe the parking lot area as per the existing layout using D.O.T. approved traffic paint.
2. All work will be performed so that there is minimal interruption to your facility.
3. Striping to include:  
199           Parking Stalls  
11           Handicap Stalls  
10           Arrows  
3           Reflective Pavement Markers

Total Price: \$3,000.00

## Limits of Work



## Notes:

# Price Breakdown: Westridge CDD



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on January 22, 2026.

Item	Description	Cost
1.	Pavement Mill + New Asphalt Surface	\$147,800.00
2.	Line Striping	\$3,000.00
<b>Total:</b>		<b>\$150,800.00</b>

## Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

We understand that if any additional work is required different than stated in the this proposal/contract it must be in a new contract or added to this contract.

This proposal may be withdrawn or revised if not accepted within 20 calendar days from date of proposal.

Please see all attachments for special conditions that may pertain to aspects of this project.

## Acceptance

We agree to pay the total sum or balance in full upon completion of this project.

I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.

Date: \_\_\_\_\_

---

Brian Mendes | District Manager  
Westridge CDD C/O Rizzetta & Company  
3434 Colwell Ave Suite 200  
Tampa, Florida 33614  
[bmendes@rizzetta.com](mailto:bmendes@rizzetta.com)  
C: 407-472-2471  
O: 407-472-2471

---

Jacob Perkins | Asphalt Field Rep  
Hall Company  
225 Old Sanford Oviedo Road  
Winter Springs, FL 32708  
E: [Jacob@hallcompanyinc.com](mailto:Jacob@hallcompanyinc.com)  
C: 689-249-6392  
P: 407-327-4930  
F: 407-327-7345  
<http://hallcompanyinc.com>

## Contract Terms & Conditions.

1. Notification of the upcoming work is the responsibility of the customer.
2. Any cars in the designated work areas will be towed from the work area with all charges being the responsibility of the property owner/management company/owner. Any delays as a result of having to tow vehicles from the work area may result in additional charges.
3. All efforts will be made to provide positive drainage, however due to existing conditions outside of our scope of work we cannot guarantee 100% drainage.
4. This proposal does not include the cost of testing or permits. A Procurement Fee of \$495.00 per permit and any additional work required by the permit(s) will be extra to the contract.
5. The scope of work is limited to the items specifically outlined in the proposal.
6. No warranty is implied or given for surface course in event of future base or sub-base failure. All other workmanship and materials are guaranteed for a period of one (1) year from the date of completion, excluding normal wear and tear.
7. Finance charges shall be charged for all past due invoices at the rate of 1-1/2% per month, which is an annual percentage rate of 18%.
8. Payment processing fees for Hall Company to receive payment are not included in our pricing. If payments are made to Hall Company via a payment processing service, a change order will be required to cover additional costs.
9. Hall Company, Inc shall be entitled to recover all costs of collection of customers account, including reasonable attorney's fees, whether or not suit is instituted.
10. Any broken wheel stops will be replaced at an additional cost of \$125.00 each.
11. Any additional mobilizations for Paving will be billed at a rate of \$7,500.00 each.
12. Any "Punch List" items must be identified during job completion walk-through. Punch List items will be corrected once 90% of the contract amount has been paid.
13. We appreciate the opportunity to present our proposal and look forward to being of service to you on this project and in the future. If you have any questions regarding our proposal, please do not hesitate to contact our office,
14. If leveling is needed, it will be an additional \$200.00 per ton.

## Paving Commercial | Owner Responsibility & Conditions

1. **Rain:** If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas where sealer has not bonded.
2. **Sprinklers:** should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely. Broken sprinklers are not the responsibility of Hall Company, Inc.
3. **Site Services:** The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
4. **Barricaded Parking Lot:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work.  
Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. **Hall Company, Inc. will not be responsible for damage to any vehicle that drives through our barricaded work area.**

## Warranty & Conditions

1. **NOTE: Due to the current Volatility in material production and supply chains, materials availability and cost estimates cannot be guaranteed and are subject to repricing to current market rates at time of order.**
2. Our firm assumes no liability for damage to any utilities such as but not limited to gas, electric, plumbing, phone, cable, dog fencing, sprinklers, culvert pipes, etc. Broken sprinklers are not the responsibility of Hall Company, Inc.
3. All work will be warranted for a period of (1) one year from date of installation on materials and workmanship, **except cracks.**
4. All material guaranteed to be installed exactly as specified.
5. Due to unforeseeable conditions during excavation, depths may go deeper than anticipated. A change order may be necessary should this occur.
6. Any necessary permits or permit fees are owners' responsibility.
7. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, layout engineering, testing, etc. are excluded.
8. If, after being made aware of undesirable sub-base or base coarse conditions, the owner or owner agent insists on the installation of any part of the pavement without authorizing corrective action, our firm will not be responsible for any subsequent pavement failures, and will be paid as stated in the contract. Our firm shall not be liable for any failure to undertake or complete the work for causes beyond our control.
9. Unless weekend work is clearly identified in the proposal, price is for work to be completed during the week (Monday-Friday). Night or weekend work available at additional cost.
10. **Proposal is based on the current price of liquid asphalt. If there is a price increase in liquid asphalt, there will be additional charge for the difference.**
11. **Existing Surface:** The existing surface will be expected to support the weight of all required construction equipment. In the event that due to poor sub-grade conditions sinking may occur when we drive onto your site, Our firm will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.

# Attachments

---

Please click any of the links below to view and print all documents.

## Company Attachments

[Customer Care Sheet Asphalt](#)

[HALL COI](#)

[References](#)

**TAB 7**

**Speedway pavers service llc**

6119 W Concord St  
ORLANDO Florida 32808  
U.S.A

**ESTIMATE**

# EST-000038

Bill To

**irmaliz osorio**

Estimate Date :

21 Jan 2026

#	Item & Description	Qty	Rate	Amount
1	paver work add pavers by the entrance about 306 sqft material 4x8 color adobe	1.00	2,400.00	2,400.00
Sub Total				2,400.00
<b>Total</b>				<b>\$2,400.00</b>

## Notes

Looking forward for your business.

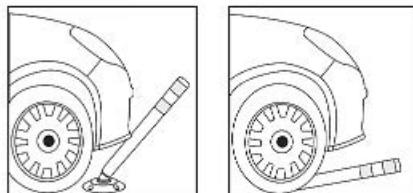
**TAB 8**

# Flexible Delineator Round Post with Base Bulk Pack - 48", Yellow



Rugged plastic post springs back upright after impact.

- 3" reflective bands.
- 360° visibility for high-traffic work zones or walkways.
- Adhere to pavement with 8" Butyl Pad, sold separately.



More Images

SPECIFY COLOR:

Meets MASH and MUTCD Standards

MODEL NO.	HEIGHT	DESCRIPTION	PRICE EACH (MIN. 10)		COLOR	IN STOCK SHIPS TODAY
			10	40+		
H-7960Y	48"	Round Post w/ Base	\$36	\$34	<input checked="" type="checkbox"/> Yellow	<input type="button" value="10"/> <input type="button" value="ADD"/>

[+ Additional Info](#)

[+ Parts](#)

[+ Shopping Lists](#)

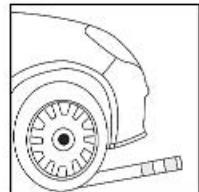
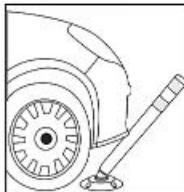
[Request a Catalog](#)

# Flexible Delineator Round Post with Base Bulk Pack - 36", Yellow



Rugged plastic post springs back upright after impact.

- 3" reflective bands.
- 360° visibility for high-traffic work zones or walkways.
- Adhere to pavement with 8" Butyl Pad, sold separately.



More Images

SPECIFY COLOR:

Meets MASH and MUTCD Standards

MODEL NO.	HEIGHT	DESCRIPTION	PRICE EACH (MIN. 10)		COLOR	IN STOCK SHIPS TODAY
			10	40+		
H-7959Y	36"	Round Post w/ Base	\$33	\$31	<input checked="" type="checkbox"/> Yellow	<input type="checkbox"/> 10 <input type="button" value="ADD"/>

[+ Additional Info](#)

[+ Parts](#)

[+ Shopping Lists](#)

[Request a Catalog](#)

# Shopping Cart

[Save Cart](#) | [Empty Cart](#) | [Share](#)[Add Product by Model #](#)

Model #	Description	Qty	Price	Total	Remove
H-7959Y	Flexible Delineator Round Post with Base Bulk Pack - 36", Yellow	300	\$31.00/EA	\$9,300.00	
H-7960Y	Flexible Delineator Round Post with Base Bulk Pack - 48", Yellow	300	\$34.00/EA	\$10,200.00	
<b>SUBTOTAL = \$19,500.00</b>					

[Update](#)[Checkout](#)



# 45" Traffic Safety Delineator Post and Base Kit - 3M Reflective Collars - Orange - Bulk Pallet

**SKU** TKDP-ATOP-45-8-OR-100

by Traffic Kontrol

6 Reviews

\$1,690.00

**Base Weight: 8 Lbs**

8 Lbs

12 Lbs

**Quantity: 100**

60

100

200

**Quantity**

-

3

+

**ADD TO CART**

**Availability:** In stock

**(Expected Delivery Time 1 - 5 Days Depending On Location)**

*(Same Day Shipping Cut-off 3pm EST)*

✓ Added to your cart:



45" Traffic Safety Delineator Post and  
Base Kit - 3M Reflective Collars - Orange  
- Bulk Pallet  
8 Lbs, 100  
3 × \$1,690.00

Cart subtotal \$5,070.00

[VIEW CART \(3\)](#)

[CHECKOUT](#)



## 45" Traffic Safety Delineator Post and Base Kit - 3M Reflective Collars - Orange - Bulk Pallet

SKU TKDP-ATOP-45-8-OR-100

by Traffic Kontrol

★★★★★ 6 Reviews

\$1,690.00

Base Weight: 8 Lbs

8 Lbs

12 Lbs

Quantity: 100

60

100

200

Quantity

✓ Added to your cart:



45" Traffic Safety Delineator Post and  
Base Kit - 3M Reflective Collars - Orange  
- Bulk Pallet  
12 Lbs, 100  
3 × \$1,790.00

Cart subtotal \$10,440.00

[VIEW CART \(6\)](#)

[CHECKOUT](#)



Click to expand

## 45" Traffic Safety Delineator Post and Base Kit - 3M Reflective Collars - Orange - Bulk Pallet

SKU TKDP-ATOP-45-12-OR-100

by Traffic Kontrol

★★★★★ 6 Reviews

\$1,790.00

**Base Weight: 12 Lbs**

8 Lbs

12 Lbs

**Quantity: 100**

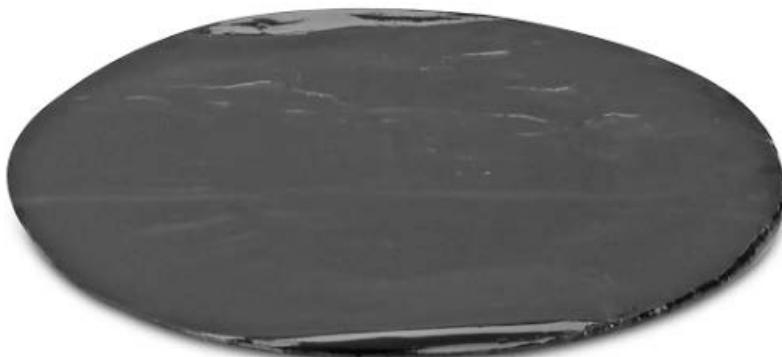
60

100

200

Chat 1

# Adhesive Butyl Pad - 8"



 [Enlarge](#)

Use to adhere [Flexible Posts](#) to pavement.

- Strong, double-sided adhesive pad.
- Stick to post base then press to surface.
- Set time: approx. 2 hours.

Meets MASH and MUTCD Standards

MODEL NO.	DESCRIPTION	PRICE EACH		IN STOCK SHIPS TODAY	
		1	3+		
H-4467	8" Diam. Butyl Adhesive Pad (.25 lb.)	\$9	\$8	1	<a href="#">ADD</a>

# Shopping Cart

[Save Cart](#) | [Empty Cart](#) | [Share](#)[Add Product by Model #](#)

Model #	Description	Qty	Price	Total	Remove
H-4467	Adhesive Butyl Pad - 8"	300	\$8.00/EA	\$2,400.00	
<b>SUBTOTAL =</b>				<b>\$2,400.00</b>	

[Update](#)[Checkout](#)

**TAB 9**

## **RESOLUTION 2026-02**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE POLK COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Westridge Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the Board of Supervisors (“Board”) of the District seeks to implement section 190.006(3), *Florida Statutes*, and to instruct the Polk County Supervisor of Elections (“Supervisor”) to conduct the District’s General Election (“General Election”).

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT:**

**1. GENERAL ELECTION SEATS.** Seat 3, currently held by Chris Brown, Seat 4, currently held by Janice Stradley, and Seat 5, currently held by Engelbert Perez, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor as to what seats are subject to General Election for the current election year, and for each subsequent election year.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**3. COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026 and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for the General Election, in a form substantially similar to Exhibit A attached hereto.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining provisions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 26<sup>th</sup> DAY OF FEBRUARY, 2026.**

**WESTRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

---

**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

---

**SECRETARY / ASSISTANT SECRETARY**

**EXHIBIT A**

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF  
SUPERVISORS OF THE WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Westridge Community Development District will commence at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 South Broadway Avenue, Bartow, Florida 33830, (863) 534-5887. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Westridge Community Development District has three (3) seats up for election, specifically seats 3, 4, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

**District Manager  
Westridge Community Development District**

**TAB 10**



# Quarterly Compliance Audit Report

---

## Westridge

**Date:** December 2025 - 4th Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



### Preparer:

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

---

## Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

---

# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

**\* NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

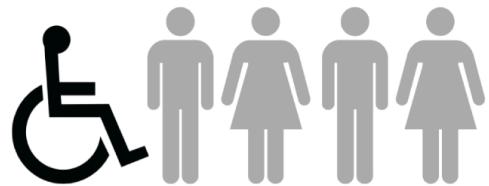
## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.

**19%**  
of population has a disability.



Sight, hearing, physical, cognitive.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

**Contract checker:** <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

**Helpful article:** <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web