

WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT

Tuesday, January 20, 2026

Subject: Westview North Community Development District and Clubhouse Ownership

Dear Westview North Residents,

The purpose of this letter is to provide some information regarding the Westview North Community Development District (“CDD”) and to provide clarification related to the acquisition of the clubhouse facility.

Please see the key points below:

- The CDD is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes. The primary function of the CDD is to finance, construct, operate, and maintain certain public infrastructure and improvements, including, but not limited to, the lakes, the canal, preserve areas, the drainage system, and certain landscape areas within the Westview North community.
- The CDD is governed by a five-member Board of Supervisors and operates independently from the community’s homeowner’s association (“HOA”).
- Members of the CDD Board of Supervisors are public officials who reside within your community. The current Board of Supervisors consists of: Richard Torres (Chair), Abbie Salt (Vice Chair), Pawel Hanusowski (Assistant Secretary), Freddy Alejandro (Assistant Secretary), and Casinova Henderson (Assistant Secretary).
- The community (the HOA) manages and enforces community covenants and restrictions over the privately owned properties within the development and is also responsible for the maintenance of certain landscape areas, the garbage stations, the gatehouse, the dog park, and the chain-link fencing.
- The existing clubhouse and related amenities within the community are currently owned and operated by Westview Club, LLC, an entity associated with the developer of the community (the “Developer”).
- In 2025, the CDD Board of Supervisors considered purchasing the clubhouse from the Developer, which would have converted the clubhouse into a CDD-owned facility for purposes of ownership and maintenance.
- Before proceeding with this acquisition, at several of its meetings in 2025, the CDD Board of Supervisors reviewed and discussed the financial, legal, and operational implications of the potential purchase.
- Due to an existing class action lawsuit and pending litigation filed against the Developer and pertaining specifically to the acquisition of the clubhouse and the determination of the purchase price, the CDD Board determined that it was not advisable to move forward with the purchase of the clubhouse at this time.
- The CDD Board may reconsider the clubhouse acquisition in the future once the pending legal matters associated with the community’s clubhouse facility are fully resolved.

For more information, please visit the CDD website at <http://www.westviewnorthcdd.com>. Please feel free to contact our office if you have any questions regarding the CDD’s responsibilities.

Sincerely,

Juliana Duque

District Manager

Westview North Community Development District