

Westview North

Community Development District

Revised Special Meeting Agenda

Seat 1: Richard Torres – (C.)	
Seat 2: Abbie Salt – (V.C.)	
Seat 3: Pawel Hanusowski – (A.S.)	
Seat 4: Freddy X. Alejandro – (A.S.)	
Seat 5: Casinova Henderson – (A.S.)	

Wednesday
September 24, 2025
8:00 a.m.

Westview Clubhouse
12500 NW 24th Ave, Miami (Westview) FL, 33167
Microsoft Teams

Meeting ID: 214 124 918 246 1 and Passcode: iK6cX39H
1 872-240-4685 and Phone Conference ID: 278 394 670#

1. Roll Call
2. Discussion of Class Action
3. Approval of Minutes of the September 2, 2025 Meeting
4. Discussion of:
 - A. Clubhouse Price Negotiation in Light of the Class Action Being Filed Per the Email Shared with Supervisors, and Selecting a Board Member to Help with The Negotiation with Lennar
 - B. Request to Lennar About Extension of Closing Date (Currently Nov 20th, I Believe) While Maintaining the Price. Extension Up To At Least The End of The Year or Resolution of Class Action or Negotiation of Price
 - C. Consideration of Adding a Financial Advisor to Help with the Acquisition Process/Negotiation
5. Public Hearing to Consider the Imposition of Special Assessments
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Acceptance of Updated Engineers Report
 - D. Acceptance of Updated Master Assessment Methodology
 - E. Approving the Project and Declaring Special Assessments will Fund the Project
 - F. Equalization of Assessments
 - G. Adoption of **Resolution #2025-14** Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds
 - H. Motion to Close the Public Hearing
6. Staff Reports
 - A. Attorney
 - B. Engineer

C. Field Services

D. Manager – Discussion of Engagement Letter with Greenberg Traurig

7. Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

8. Supervisors Requests and Audience Comments

9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: www.westviewnorthcdd.com