

**MINUTES OF MEETING
THE WOODLANDS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Woodlands Community Development District was held Thursday, October 30, 2014 at 1:30 p.m. in the offices of DMK Associates, 421 Commercial Court, Venice, FL.

Present and constituting a quorum were:

Anthony Ranciato	Vice Chairman
James Underwood	Assistant Secretary
Carl Impastato	Assistant Secretary
Walter Cote	

Also present were:

Mark Vega	District Manager
Tracy Robin	District Counsel
Dorian Popescu	District Engineer
Residents	

The following is a summary of the discussion and actions taken at the October 30, 2014 Woodlands Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vega called the meeting to order and Supervisors identified themselves.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes – September 11, 2014 Meeting

B. Financials – Period Ending September 30, 2014

Mr. Vega stated each Board member received a copy of the Consent Agenda which includes the minutes of the September 11, 2014 meeting and the financial statements for the period ending September 30, 2014; and requested any additions, corrections or deletions.

On MOTION by Mr. Ranciato seconded by Mr. Cote with a vote of 4-0 the consent agenda which includes the minutes of the September 11, 2014 meeting and the financials for the period ending September 30, 2014 was approved.

FOURTH ORDER OF BUSINESS

Discussion of Payment for Street Lighting – Application #3

- Discussion ensued with regard to application #3 to Benderson Development Company for the street lighting project.

On MOTION by Mr. Underwood seconded by Mr. Ranciato with a vote of 4-0 payment of application #3 to Benderson Development Company was approved.

- Requisition #537 in the amount of \$178,207.16 payable to Benderson Development Company, LLC; a copy of which is attached for the record was addressed in the prior motion.

FIFTH ORDER OF BUSINESS

Attorney's Report

- District Counsel reviewed the history of events regarding the \$100,000 April 2009 Note between the District and Wells Fargo.
- There have been two extensions of this note for one year periods. The note presently matures in March of 2015.

Mr. Ranciato MOVED to pay 20% of the Wells Fargo note and Mr. Underwood seconded the motion.

- The prior motion was discussed.
- There was Board consensus to authorize District Counsel to request an extension on the note.

On VOICE vote with a vote of 4-0 the prior motion was approved.

- Public record retention including the separation of personal and District related emails was addressed.

The Board recessed at 2:34 p.m. and reconvened at 2:40 p.m.

SIXTH ORDER OF BUSINESS

Engineer's Report

A. ROW Mapping Update

Mr. Popescu reviewed the Roadways Completion Progress Report; a copy of which is attached for the record.

- Turning on of the street lights by the District was discussed.
- Mr. Ranciato commented he was in favor of the street lights being turned on but the Board again advised him that the cost of \$15,000 per month was prohibitive and would place a burden of approximately \$500 per month on every resident of Cypress Falls and Cedar Grove.
- The acceptance of the Quit Claim Deed if there is no conflict was discussed.

On MOTION by Mr. Underwood seconded by Mr. Ranciato with a vote of 4-0 to accept and record the Quit Claim Deed and authorize the Chairman or Vice Chairman to sign the plat conveying the streets to the city was approved.

- Discussion returned to turning on the street lights.

Mr. Ranciato MOVED to turn on the street lights.

With no second the prior motion failed.

- Review of the Roadway Completion Progress Report continued.
- Landscape of the roads right-of-way was discussed.
- The option to have LMP complete the clearing as part of the work they have already been paid for was discussed.

- There was consensus from the Board to provide the final punch list to LMP.
- Clearing of the road medians and sodding was addressed.
- The District Engineer recommends awarding the contract to ValleyCrest for debooting and clearing and a unit price for the sod and mulch.
- When clearing is complete he will meet with them on site and decide the actual quantities of sod and mulch.

On MOTION by Mr. Underwood seconded by Mr. Impastato with a vote of 4-0 to award contract for all three median tasks to ValleyCrest and authorize the District Engineer to negotiate deboot price with a timeline start and finish subject to contract review by District Counsel was approved.

- ValleyCrest authorization for irrigation repair in the amount of \$9,708.27 was addressed; a copy of which is attached for the record.

On MOTION by Mr. Impastato seconded by Mr. Underwood with a vote of 4-0 ValleyCrest authorization for extra work in the amount of \$9,708.27 was approved.

SEVENTH ORDER OF BUSINESS

New Business

- A. Line of Credit Note to Centex for Landscaping**
- B. Resolution Authorizing Centex Line of Credit Financing.**

- Draft documents were reviewed and Mr. Robin noted the following:
 - District Counsel commented he is waiting for copies of invoices. After the 2009 note any delinquent development assessments received go to pay Centex.
 - Discussion ensued and District Counsel will continue to work on the Note Agreement. No action was taken on item 7B at this time.

EIGHTH ORDER OF BUSINESS

Manager’s Report

Mr. Vega addressed the following:

- A. Median and Washingtonian Bids**
- This item was previously discussed.

B. Engagement Letter with McDirmit Davis & Company FY 2014 Audit

On MOTION by Mr. Impastato seconded by Mr. Underwood with a vote of 4-0 the engagement letter with McDirmit Davis & company was approved.

C. Approval of Requisitions

- Requisition #536 in the amount of \$35,253.98 payable to DMK Associates was presented; a copy of which is attached for the record.

On MOTION by Mr. Underwood seconded by Mr. Impastato with a vote of 4-0 Requisition #536 was approved as presented.

D. Follow-up

- It was agreed copies of invoices do not need to be included in the agenda packages.
- Irrigation pump repair and pond maintenance was discussed.

NINTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

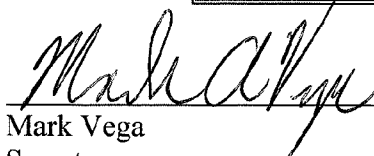
- Concern was voiced with regard to vegetation growing between the concrete cracks.


ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Ranciato seconded by Mr. Cote with a vote of 4-0 the meeting was adjourned at 4:51 p.m.


 Mark Vega
 Secretary


 Chairman