

**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, November 20, 2014 at 10:35 a.m. in the Cypress Falls Clubhouse, 2605 Arugula Dr., North Port, Florida.

Present and constituting a quorum were:

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| Walter Cote | Supervisor |
| Carl Impastato | Supervisor |
| William Richardson | Supervisor |
| James Rodger Underwood | Supervisor |

Also present were:

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| Mark Vega | District Manager |
| Tracy Robin | District Counsel (via phone) |
| Dorian Popescu | District Engineer |
| Residents | |

The following is a summary of the discussion and actions taken at the November 20, 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

- The phone number listed on the webpage is incorrect
- The minutes posted on the webpage have not been updated since July 2014
- A resident requested the Meeting Agenda be posted on the website prior to the meetings
- A resident voiced a desire to be considered for the vacant seat

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oaths of Office

Mr. Vega administered the oath of office to Mr. Richardson and Mr. Cote who qualified and were elected in the November General Election. Both Supervisors acknowledged and accepted the statutory compensation for the position.

B. Discussion of appointment of Supervisor to Fill Seat 3

Mr. Vega advised since no one qualified for Seat #3 in the November 2014 General Election. By Statute Mr. Woorley continues to serve until he is replaced; the Board is to make an appointment within 90 days from election. This item will be placed on the next agenda for Board action.

C. Designation of Officers – Resolution 2015-2

Mr. Vega presented Resolution 2015-2 to designate the officers of the Board. In anticipation of an appointment to Seat 3, the Board requested this item be tabled to the next meeting.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes – October 30, 2014 Meeting

B. Financials – Period Ending October 31, 2014

Mr. Vega stated each Board member received a copy of the Consent Agenda which includes the minutes of the October 30, 2014 meeting and the financial statements for the period ending October 31, 2014; and requested any additions, corrections or deletions. Discussion followed on various budget items. The Board requested a budget training workshop.

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| On MOTION by Mr. Impastato seconded by Mr. Underwood with a vote of 4-0 the consent agenda which includes the minutes of the October 30, 2014 meeting and the financials for the period ending October 31, 2014 was approved. |
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FIFTH ORDER OF BUSINESS

Attorney's Report

- Mr. Robin provided an update on the Centex Agreement which is not yet ready to be finalized.
- Mr. Vega provided an itemized break-down by Centex and discussion followed on unauthorized work.
- Mr. Robin provided information on the history and background of the District's situation. Discussion followed on the contracts, invoices and payments.

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.

- Lighting Construction
 - The City is requiring the pole on North Plantation in the median at the intersection with Toledo Blade be relocated.
 - The contractor has been asked to relocate it as I on the North side of the right-of-way where no new cable or wire will be required.
- Roadway Repair
 - The punch list for the roadway repairs, which were mostly sidewalk related, are now complete.
 - In addition to punch list items, the sidewalk contractor included an additional 23 mats and completed the repair of an additional 353 SF of sidewalk that was cracked by the sod and right-of-way clearing contractors.
- Landscape of the Roads Right of Way
 - Landscape plans approved by the CDD have not been located.
 - As a compromise, the CDD will clean and clear the brush up to 5' beyond the right of way in the median and trim tree branches as needed.
 - Approval was granted on September 29, 2014 by Mr. Ondercin the Environment Compliance Manager for SWFWMD to remove the chain link fences that were originally part of the SWFWMD permit.
 - The fence relocating and repair work was awarded to Site Masters of Florida for \$4,400. In addition, 100' of remaining fence needs to be repaired by adding the top bar. This additional work will cost \$400 and it is to be completed before December 5, 2014.
 - The contract with ValleyCrest was discussed and will be reviewed by District Counsel.
 - ValleyCrest substantially completed clearing of the medians and debooting the Washingtonian palms along Panacea Blvd.

On MOTION by Mr. Underwood seconded by Mr. Cote with a vote of 4-0 approving final payment to ValleyCrest once the 3 remaining punch list items are confirmed as completed by the District Engineer.

- Valley Crest presented a bid proposal to clear the remaining right of ways in the amount of \$26,150 which will include approximately 27,800 S.F. of sod and can begin on December 8, 2014. Discussion followed.

On MOTION by Mr. Underwood seconded by Mr. Cote with all in favor (4-0) to approve a contract with ValleyCrest in the amount of \$26,150 for Right-of-Way clearing; the District Engineer is to add the scope to the contract, and as an addendum include additional options to water for 30 days.

- On October 24, 2014 DMK completed the plat revisions per the City's comments which included additional field work to locate adjacent property owners.
- The quit claim deed for North Plantation Blvd. was recorded by the Sarasota County Clerk's office on November 12, 2014, Instrument #2014135535.
- The revised plat will be reviewed by the City. The reviewed document will then be signed and certified by the CDD and District Engineer which will then be submitted to the City of North Port for their approval process.
- Discussion followed on project timelines and various obstacles.
- Irrigation of the Roads
 - For the City to take over the two roads, the irrigation systems need to be fully operational.
 - ValleyCrest can complete the repairs along Plantation North for \$6,034.39.

On MOTION by Mr. Underwood seconded by Mr. Cote with a vote of 4-0 approving payment to ValleyCrest in the amount of \$6,034.39 to repair the irrigation on North Plantation, subject to review by the District Engineer.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Discussion of FY 2015 Meeting Schedule

Mr. Vega presented a proposed meeting schedule for the remainder of FY 2015. The proposed dates are: December 10, 2014 (Second Wednesday); February 25, 2015; April 22, 2015; June 24, 2015; August 26, 2015; September 30, 2015 (Fifth Wednesday). The meeting location will be at the offices of DMK, 421 Commercial Court, Suites C-D, Venice, FL at 10:30 a.m.

On MOTION by Mr. Underwood seconded by Mr. Cote with a vote of 4-0 approving the proposed FY 2015 meeting dates at the offices of DMK, 421 Commercial Court, Suites C-D, Venice, FL at 10:30 a.m.

B. Follow-up

Mr. Vega reported the following:

- There is a new recording secretary for the District who is working from the Wesley Chapel office.
- A Workshop for the purpose of reviewing and explaining the financial reports can be scheduled after the December meeting with Alan Baldwin, the Lead Accountant for the District.
- The maintenance contract with ITS was reviewed and discussed. ITS has been directed not to perform any work unless it is authorized directly by the District with a work order.
 - A quote for a new proposal from ITS was submitted in the amount of \$6,714.41.
 - Citrus Seven also provided a quote for \$5,217.00 for maintenance service.
- The quote from LMP was \$15,049; the quote from ValleyCrest was \$15,475 – discussion followed on the scope of the contracts.
- Irrigation Discussion is to be placed on the December Agenda.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

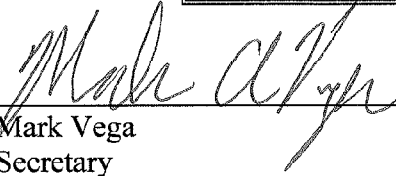
A resident requested a copy of the agenda be added to the website. Discussion followed on the feasibility and timeline of posting the approved signed minutes verses draft minutes. Mr. Vega will coordinate with Mr. Underwood to update and correct the website.

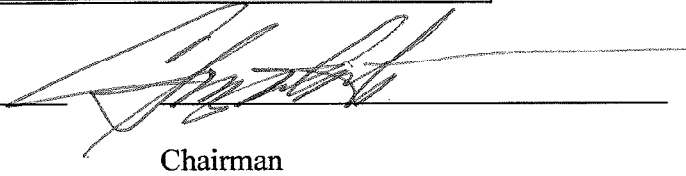
TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Underwood seconded by Mr. Cote with a vote of 4-0 the meeting was adjourned at 1:06 p.m.


Mark Vega
Secretary


Chairman