

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

The regular meeting of the Board of Supervisors of The Woodlands Community Development District was held on Thursday, May 5, 2016 at 10:35 a.m. at the offices of DMK Associates, 421 Commercial Court, Venice, Florida.

Present and constituting a quorum were:

Carl Impastato	Chairman
William Richardson	Vice Chairman
James Rodger Underwood	Supervisor
Walter Cote	Supervisor

Also present were:

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

The following is a summary of the discussion and actions taken at the May 5, 2016 Woodlands Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vega called the meeting to order and called roll. All Supervisors reported as present with the exception of Larry Tinkham.

With consensus of the Board, a discussion on Ponds will be added to the agenda.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

Audience Comments were received by the Board on the following Agenda Items.

- Status of ponds –
 - Concern regarding the water level.
 - Displeasing aesthetics and bad stench.
- Inquiry on how the pumps are connected and being used.

THIRD ORDER OF BUSINESS

Approval of Requisition #564

Mr. Vega presented Requisition #564 payable to Straley & Robin from the Construction Fund in the amount of \$990.

Approved

On MOTION by Mr. Impastato seconded by Mr. Underwood with all in favor Requisition #564 payable to Straley & Robin from the Construction Fund in the amount of \$990 was approved. 4-0

FOURTH ORDER OF BUSINESS

Attorney’s Report

A. Resolution 2016-3 Declaring the 2004 Project Complete

Mr. Robin requested the Board postpone discussion on Resolution 2016-3. An issue regarding the construction of a passive park with \$350,000 allocated to it in the original Development Order surfaced and needs to be resolved before the 2004 project can be declared complete. The details on this matter are still being researched. Discussion ensued on continuing this meeting to May 26, 2016 at 10:30 a.m.

A letter request from Pulte was received for reimbursement of landscaping expenses they advanced on behalf of the District over the last 18 months or so for mowing along Panacea and Plantation Boulevards in the amount of \$101,079. Mr. Woolery stated since the Board may transition in the future, the letter serves as a matter of record documenting the understanding. Payment after the District addresses the pump issue would be acceptable.

FIFTH ORDER OF BUSINESS

Engineer’s Report

Mr. Popescu reported the following:

- The City of North Port now has full ownership and operational responsibility for the street lights.

SIXTH ORDER OF BUSINESS

Manager’s Report

A. Report of Number of Registered Voters

Mr. Vega reported there are 592 residing in the District.

B. Confirmation of Audit Engagement with McDirmit-Davis for FY 2016 Audit

Mr. Vega presented the audit engagement agreement from McDirmit-Davis to perform auditing services for FY 2016.

On MOTION by Mr. Underwood seconded by Mr. Cote with all in favor to approve Arbitrage Service provided by LLS Tax Solutions, Inc. for bond years ended December 16, 2016; December 16, 2017; and December 16, 2018. 5-0

C. Dates to Qualify to Run for Office

Mr. Vega noted information on qualifying to run for office is included in the agenda package.

A financial report was not available but an update on the financial status was provided.

SEVENTH ORDER OF BUSINESS**Discussion of Ponds**

Mr. Brent Hoover led a discussion on the situation with the District ponds.

- All ponds in the State of Florida are managed by 5 Water Districts. Without their consent, nothing can be done. The water rights are controlled and managed by one of the 5 Water Districts. The South West Florida Water Management District (SWFWMD) oversees the District's permit.
- Abuse of a permit can result in withdrawal of the permit thereby denying access to any water.
- The rise and fall of water levels in rivers, lakes and ponds is the result of rainfall and not usage.
- Ground water sits on top of saltwater. Lakes and ponds are areas dug out below the water table.
- Florida is built on swampland. To be able to develop property to build houses the elevation needs to be increased. When this is done retention ponds or lakes are created to alleviate flooding. Only a percentage of the water in the ponds is allotted for use under a permit issued by SWFWMD.
- The engineered design and placement of the 4 pump stations in Cypress Falls was extensively reviewed, and the design was well planned.
 - 3 of the pump stations manage all of the developed property in Cypress Falls.
 - In areas where the District is currently irrigating, only 40% - 50% of the newly replaced existing pump station is being used.
 - In accordance with the design, the pump station in the spring fed pond was specifically designed to cover the Boulevards.
- The engineered design and placement of the pump stations in Cedar Grove was also reviewed but will not be addressed at this time.
- Whoever designed the infrastructure did a great job. There is more than enough capacity in the pumping and piping systems to do proper irrigation. Now it needs to be managed.
 - The measured height above sea level in each pond is within inches of each other.
 - A problem occurs when there is a drought and the whole water table is reduced.
 - 2-3 months ago when the pump station was install the water levels were high. The aquifer in the region was up due to all the rains. This is a seasonal variation.
 - The depth of the ponds in the District are 12-14 feet, many other areas are only 6-7 feet.

- Responsible lake management is intended to control algae growth issues.
 - Over fertilization can throw the balance off resulting in fish kills.
 - The smells are the result of decaying organics.
- The permit states *the permittee shall maximize the use of surface water (in the ponds) before utilizing ground water for augmentation of pond (well). Augmentation for aesthetic purposes is strictly prohibited.*
 - Permitted wells go down 500 – 800 feet which is saline water. Overuse of this water can lead to contamination of water bodies and is strictly regulated.
- There is no indication there are any spring fed lakes in the District; all the ponds appear to have been dug out.
- Variances around the ponds were observed; some have grass then dirt down, and others have natural vegetation planted around the pond edge.
- The District is preparing to fix/repair/replace existing pump stations for Cypress Falls.
- The Clubhouse pump was just activated at the beginning of this year.
- Use of good aquatic vegetation should be considered in addressing the issue of aesthetics.
- The appearance and smell from the ponds is an issue that needs to be addressed by the HOA.
 - District funds cannot be expended on HOA assets which are privately owned.
 - Pond maintenance is to be addressed by the HOA.
 - Costs are associated with adding natural vegetation.
 - Original cost for the plantings.
 - Ongoing maintenance costs.
- Augmentation of the water levels is not sustainable due to the varying levels of the water table.
- Increased usage has a nominal effect on the water level. The District usage is currently at half the capacity of the system design. If the consumptive water use is exceeded you may see a 6 inch drop in the water level but once it is turned off the level would return to the starting level within 8 hours.
- Since there are differing opinions regarding the water levels, geological measuring sticks should be placed in the various ponds to accurately record the variations of the water levels.
 - The CDD does not own the ponds. A request was submitted to the HOA to place geological measuring sticks in all the ponds so the pond levels can be monitored.
- Brightview will be monitoring the irrigation water usage on behalf of the HOA.
- The benefits of aquatics as it pertains to erosion; the filtering of the nutrients in the water; and the impact it has on controlling the growth of algae was reviewed.
- The ponds cannot be dredged.
- The water level is dictated by the level of the ground water.

- Pulte has engineers available that can survey all the lakes and record their elevations. The CDD cannot pay to have this work done.
- The CDD only has responsibility for the design intent and the pump stations.
- A diver was in 2 ponds with pump stations taking water samples to check for the iron content in the water. The reading was nominal.

At this time, there is no action the CDD Board can take regarding the HOA ponds. In December the Board may be looking at 2 pumps, either the Cedar Grove pump or the Cypress Falls #4 pump, depending on which area develops faster.

Last year in May, the original pump system didn't have a filtration system, and there was brown grass everywhere. The new system has been in place for the last 6 months and it has dramatically reduced the problem since the lines are no longer getting clogged.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

Additional audience comments were received by the Board.

TENTH ORDER OF BUSINESS

Continued Meeting

Mr. Vega stated the Board wishes to continue this meeting to May 26, 2016 at 10:30 a.m. at this same location to discuss the finalization of assessments and related requirements of the Declaration of the Project Completion; and discussion of the Pulte request of payment on the note.

On MOTION by Mr. Underwood seconded by Mr. Cote to continue the meeting to May 26, 2016 at 10:30 a.m.

A resident who previously had to leave the room requested the opportunity to provide comment; time was provided.

Mr. Robin reiterated to the CDD Board the general rule is public funds cannot be used for the benefit of private property.

On VOICE VOTE with all in favor to approve continuing the meeting to May 26, 2016 at 10:30 a.m. 4-0



Carl Impastato, Chairman

Bill Richardson, Vice