

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

The regular meeting of the Board of Supervisors of The Woodlands Community Development District was scheduled on Thursday, January 4, 2018 at 10:30 a.m. at the Cypress Falls Clubhouse, 2605 Arugula Dr., North Port, Florida; was continued to Thursday, January 11, 2018 due to lack of quorum.

Present and constituting a quorum were:

Carl Impastato	Chairman
William Richardson	Vice-Chairman
Larry Tinkham	Assistant Secretary
Elio Bucciero (via phone)	Assistant Secretary

Also present were:

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

The following is a summary of the discussion and actions taken at the January 11, 2018 Woodlands Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vega called the meeting to order and called roll.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

None.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Minutes of the November 2, 2017 Meeting**
- B. Financial Report November 30, 2017**

On MOTION by Mr. Impastato seconded by Mr. Bucciero with all in favor the Consent Agenda was approved as presented. 4-0

FOURTH ORDER OF BUSINESS

Attorney's Report

- Mr. Robin reported the City has assumed responsibility for Plantation and Panacea. An effort will be made to ensure pending cases that relate to code violations are closed, dismissed, or resolved.
- A discussion ensued regarding the CDD Boundaries and Zoning.

- The Forbearance Agreement between the District and the Trustee and Bondholders expired in October. Nothing is required of the District.

FIFTH ORDER OF BUSINESS

Engineer's Report

Mr. Popescu reported four proposals were submitted for the maintenance of the lakes within Cypress Falls. They were as follows: Brightview Landscape Services for \$62,500, Inframark Infrastructure Management Services for \$90,380, JJ&A Construction for \$97,600 and Genesis Land Maintenance for \$114,819.52.

A discussion ensued regarding the submitted proposals.

On MOTION by Mr. Impastato seconded by Mr. Bucciero with all in favor the Proposal from Brightview Landscape Services for the maintenance of the ponds and lakes in an amount not to exceed \$62,500, pending Legal Review and Write-Up of the contract was approved. 4-0

SIXTH ORDER OF BUSINESS

Manager's Report

A. FY 2017 Audit Engagement

Mr. Vega reported \$6,300 was budgeted from the previous Audit with McDirmit Davis and Company, LLC. However, their cost was only \$4,600.

On MOTION by Mr. Impastato seconded by Mr. Tinkham with all in favor the FY 2017 Audit Engagement Letter with McDirmit Davis and Company was approved. 4-0

B. Centex Buy-Down for Cypress Falls Phase 2 Single Family

Mr. Vega commented on an email regarding the Buy-down amount for Cypress Falls Phase II Single Family.

Inframark requested an increase in funds to cover the increase in work on the assessments.

On MOTION by Mr. Richardson seconded by Mr. Impastato with all in favor a \$2,500 contract increase with Inframark for assessments was approved. 4-0

Mr. Vega addressed the next two items, which were not included on the Agenda. They will be marked C and D.

C. Cedar Grove Drainage

A new pump was approved for Cedar Grove II pump station in early 2017. The project to connect the smaller pond to the larger pond will cost approximately \$35,000 according to the Engineers at Centex. Engineering and SWFWMD Permit Modification fees will be additional.

On Motion by Mr. Impastato seconded by Mr. Richardson with all in favor the Board authorized DMK to select a Vendor for the Cedar Grove Drainage in an amount not to exceed \$40,000; and the Chairman to execute a contract for proposals within the limit. 4-0

D. Inframark

Severn Trent North America was purchased by Public Pension Capital, LLC and has changed its name to Inframark. New contracts will be updated to reflect the name change.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Impastato nominated Mr. Bob Ripatrazone as a member of the Board.

On MOTION by Mr. Impastato seconded by Mr. Richardson with all in favor the nomination of Mr. Bob Ripatrazone to the Board was approved. 4-0

EIGHTH ORDER OF BUSINESS

Audience Comments

Audience Comments were received by the Board.

Meeting was suspended to allow the Board to review the Entrance Monuments.

NINTH ORDER OF BUSINESS

Adjourn

The meeting reconvened at the Entrance Monuments. The Board reviewed the landscaping and directed the District Manager to work with Brightview to improve landscaping at the Entrance.

On MOTION by Mr. Impastato seconded by Mr. Richardson with all in favor the meeting was adjourned. 4-0


Chairman/Vice Chairman