

**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, December 18, 2014 at 9:00 a.m. in the Cypress Falls Clubhouse, 2605 Arugula Dr., North Port, Florida.

Present and constituting a quorum were:

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

Also present were:

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

The following is a summary of the discussion and actions taken at the December 18, 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

Mr. Carmine Miranda thanked Severn Trent for hosting the CDD Supervisor Orientation meeting and allowing his participation.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Discussion of Appointment of Supervisor to Fill Seat #3

Mr. Vega presented information on candidates expressing an interest in filling the vacant seat.

On MOTION by Mr. Impastato seconded by Mr. Cote with all in favor to appoint Mr. Tinkham to fill the vacancy in Seat #3.
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The Board thanked the candidates indicating it was a difficult choice since they were all well qualified.

B. Oath of Office

Mr. Vega administered the Oath of Office to Mr. Tinkham; the signed Oath was notarized; Mr. Tinkham elected to be paid in accordance with the State Statute.

C. Designation of Officers – Resolution 2015-2

Mr. Vega presented Resolution 2015-2 to designate the officers of the Board.

On MOTION by Mr. Richardson seconded by Mr. Impastato with all in favor Resolution 2015-2 designating Carl Impastato Chairman; William Richardson Vice-Chairman; Mark Vega Secretary; Robert Koncar Treasurer; Stephen Bloom Assistant Treasurer; James Rodger Underwood, Walter Cote and Lawrence Tinkham as Assistant Secretary was approved.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes – November 20, 2014 Meeting

B. Financials – Period Ending November 30, 2014

Mr. Vega stated each Board member received a copy of the Consent Agenda which includes the minutes of the November 20, 2014 meeting and the financial statements for the period ending November 30, 2014; and requested any additions, corrections or deletions.

On MOTION by Mr. Impastato seconded by Mr. Underwood with a vote of 5-0 the consent agenda which includes the minutes of the November 20, 2014 meeting and the financials for the period ending November 30, 2014 was approved.

FIFTH ORDER OF BUSINESS

Attorney’s Report

- Mr. Robin reported Centex has not responded on the recent set of changes to the Agreement submitted for their review. They have been completely unresponsive and for this reason there is nothing to bring to the Board at this time.
- As Public Officers of the State of Florida, the Board must be in compliance with certain restrictions governed by Florida law.
 - All of the records of the District are public records; any record you come into possession of, that is District business, is a public record.
 - Be aware of the Sunshine Law
 - Do not communicate with each other about District business outside of a publicly noticed meeting; this includes all forms of communications
 - All decisions related to District business must be made at a publicly noticed meeting

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.

- Discussion ensued on the overall lighting project cost and the difficulties encountered in getting accurate information.
- The City requested the sidewalks be weeded and sprayed with grass killer. ValleyCrest submitted a proposal in the amount of \$2,400 to do the work on both Panacea and Plantation.

On MOTION by Mr. Underwood seconded by Mr. Cote with all in favor (5-0) to approve the proposal from ValleyCrest in the amount of \$2,400 for spraying grass killer on the crack weeds in the sidewalks in Panacea and Plantation.

- Mr. Vega and Mr. Popescu reviewed previous contract performance by ValleyCrest with the Board and the process for contract payments. Mr. Popescu recommends 90% payment on invoices until the City reviews the work.
- There is Board consensus to pay ValleyCrest invoices for debooting work and work on the center median at 100% per approval of Mr. Popescu.
- The City forwarded to DMK a set of landscape plans without indication if they were the City's previously approved plans.
- Mr. Underwood is in the process of reviewing and comparing them with existing landscape along the roads.
- The City previously requested the two roads ROW and 5' beyond the ROW be cleared and sodded.
- ValleyCrest is more than 90% completed with the ROW clearing along Panacea and the sodding and mulch will be completed before January 7, 2015
- The City inspection of the completed landscape work is scheduled for January 7, 2015 with Stuart Engineering, the City Engineer, Charles and Chase, ValleyCrest, Side Masters, DMK and the District Manager.

The Board took a fifteen minute recess, District Counsel terminated the call and the meeting reconvened at 10:42 a.m.

- Roads Right of Ways Recording
 - The platt for Panacea and Plantation Boulevards were approved by City staff.
 - Following the final inspection, and as soon as the cost of maintaining the roads is budgeted, the platt will be scheduled for approval by the Planning Commission and the City Council.

➤ Irrigation of the Roads

- For the City to take over the two roads, they requested the irrigation system for the roads be fully operational.
- ValleyCrest completed the inspection and punch list for Panacea Blvd. and for North Plantation Blvd.
- Repair of the irrigation system along Panacea Blvd. and Plantation North is in progress.
 - Additional irrigation was needed and ValleyCrest submitted an invoice in the amount of \$6,200 for correcting the issues affecting 10 areas within the existing system on Panacea. Mr. Popescu recommended approval of the invoice.
 - Explanation of the Construction Bond was provided. The remaining balance was estimated to be approximately \$2 million.
 - A meeting workshop will be set-up for the purpose of reviewing the details of the Construction Bond with Mr. Baldwin, the District's Lead Accountant.
- Project completion is scheduled prior to Christmas.

On MOTION by Mr. Underwood seconded by Mr. Impastato with all in favor (5-0) to approve the invoice from ValleyCrest in the amount of \$6,200 for correcting the issues affecting 10 areas within the existing system on Panacea.

- Approximately 30,000 square feet of sod will be installed.
- Most of the sod will be in the ROW beyond the sidewalk on Panacea and Plantation; there is a need to water the new sod.
- The contractor will use a water truck to ensure the sod holds. A proposal was submitted in the amount of \$6,550 to water for 3-4 weeks.
 - Mr. Popescu recommends negotiating the price with the contractor to lower the price.

On MOTION by Mr. Impastato seconded by Mr. Cote with all in favor (5-0) approving Mr. Popescu to negotiate with the contractor the price for watering the sod in an amount NTE \$6,550.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Follow-up Items

- Follow up discussion and clarification on previous information provided regarding the purchase of Tax Certificate Sales.

- ITS was contacted and they understand they are not allowed on property without a purchase order authorized by the District Manager.
- Additional companies were contacted requesting bid information be submitted.
- Requisition #538 from DMK was provided for consideration.

On MOTION by Mr. Impastato seconded by Mr. Underwood with all in favor (5-0) approving Requisition #538 from DMK in the amount of \$5,463.23.

- Discussion ensued on Change Order #5 from Benderson. This item is continued to the next meeting.

B. Discussion of FY 2015 Meeting Schedule

Mr. Vega inquired if the new board would like to revisit and review the FY2015 meeting schedule. The following changes were proposed: Workshop - January 8, 2015 at 10:30 a.m. at DMK; Meeting - January 22, 2015 at 10:30 a.m. at DMK; Meeting -February 19, 2015 @ 10:30 a.m. at DMK.

On MOTION by Mr. Impastato seconded by Mr. Underwood with all in favor (5-0) to publicly notice the following dates: Workshop January 8, 2015; Meeting January 22, 2015; Meeting February 19, 2015; all to take place at the offices of DMK at 10:30 a.m.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

Luis Mendoza had a question regarding the lighting and the location of the CDD meetings.

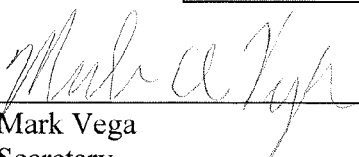
Discussion followed the legislative requirements for a CDD Website which takes effect in October 2015.

TENTH ORDER OF BUSINESS

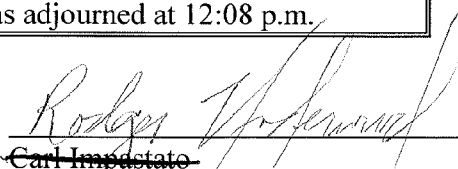
Adjournment

There being no further business,

On MOTION by Mr. Impastato seconded by Mr. Underwood with all in favor (5-0) the meeting was adjourned at 12:08 p.m.



 Mark Vega
 Secretary



~~Carl Impastato~~
~~Chairman~~
 Rodger Underwood