

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

A Special Meeting of the Board of Supervisors of The Woodlands Community Development District was held Thursday, March 26, 2015 at 10:30 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
Bob Nanni	Severn Trent Services
Dorian Popescu	District Engineer

*The following is a summary of the discussion and actions taken at the March 26, 2015 Woodlands Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Vega called the meeting to order and reported all Supervisors as present. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment on Agenda Items**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Engineer's Report**

**Status of Approval by the North port City Commission**

The plat for Panacea and Plantation Boulevards was approved by the Planning Commission subject to several conditions and they recommended approval to the City Commission. On March 22, 2015 the City Commission met for a pre-Council Agenda Meeting and at that meeting they added an additional condition, which is to provide proof through core boring of the roads, to ensure the roads meet City standards.

Approved

At the March 23, 2015 Commission meeting the Public Works Director and the Planning Manager both recommended approval to sign the plat, assuring the conditions stipulated would be met before the City's next approved budget for FY 2016. Numerous questions from the Commission were answered. After the public hearing was closed, the City Attorney asked how they could approve the roads and record the plat if they did not know the shape of the roads. The vote was 3-2 not to record the plat.

The Public Works Manager needs to provide approval by April 15, 2015 on the following to be on the April 27, 2015 Agenda:

1. Securing the bases of all chain link fences located within the ROW
2. Chemical treatment and elimination of ant hills within the ROW's
3. Continuous watering and maintenance of newly placed sod by CDD until sod is established.
4. Continuous maintenance of the roadways irrigation system by the CDD, until it functions properly.
5. The establishment of a maintenance agreement between the City and the Developers that currently maintain the South Plantation Blvd. landscaping, to insure continuation of maintenance by them.
6. Availability of City funds to maintain the two roads.
7. Providing proof through core borings of the roads, that the roads structure meets the City standards.

Discussion followed on maintenance issues and concerns. It was consensus of the Board to remove item #5 from the list; the City is to maintain the South Plantation Blvd. landscaping.

Item #6 the availability of City funds was discussed. For the City to adjust their budget to cover the additional operating costs from now until October, two public hearings are required. After the second public hearing is completed the Board can provide the go ahead to maintain the roadways. Then it will likely require an additional two months to advertise for maintenance bids, plus an additional month to select and negotiate a contract which is around October which would be the same time the new fiscal year budget begins. If they amend their budget or wait for the new fiscal year to begin, both options lead to an October start date for the City to takeover maintenance of the roadway. Discussion followed on the additional costs to the District if the City budget is amended rather than waiting until the new fiscal year.

Mr. Robin discussed the City's budget process and pointed out what is important is to be sure there is a line item in the new budget for the roadway maintenance. This fell through

the cracks last year; the plat was approved in 2014 and a line item was to be included in the current 2015 budget. In addition, a historical account of how the District came to be in this situation between the Developer and the City was provided. Benderson needs to be aware of the City's decision regarding the core borings of the roads and to keep in step with this process to ensure the District can continue to access the funds from the Construction Account. Discussion continued on roadway core borings and the sidewalks which have been signed off by the City but should be reviewed prior to October.

Mr. Popescu will confirm with Universal what ASTM standard will be used on the core boring samples and if it is consistent with what is enforced by the City.

Mr. Robin stated it is very important to determine the original specifications were for the road base.

Mr. Popescu stated he has a set of Preliminary Plans, but has not been able to locate the Plans approved by the City. He will contact the City to determine their current specifications and the specifications in place when the roads were constructed.

On MOTION by Mr. Impastato seconded by Mr. Cote with all in favor to approve Universal Engineering Sciences to take core boring samples needed to determine if the roads complied with the standards in place at the time the roads were built. 5-0

The Lighting has been approved but the City will not begin paying the electric bills until October 2015; discussion followed on payment of the bills until that time.

Mr. Popescu will provide confirmation to the Board once the items listed above have been completed.

Mr. Vega provided a summary on the status of the pumps and discussion followed on the status of the as built drawings and consideration of items to be included for the 2016 budget. On 3 parcels of property in question, two years of assessments will be on the tax roll, the current year (2016) plus the oldest delinquency (2011) and an additional year for the Operating and Maintenance costs.

**FOURTH ORDER OF BUSINESS**

**Manager's Report**

**A. Approval or Requisitions #548, #549 and #550**

Mr. Vega presented the following requisitions for consideration:

- #548 **\$180.00** Paid from the Acquisition & Construction account to Straley & Robin for work associated with the road turnover.
- #549 **\$108,769.82** Paid from the Acquisition & Construction account to Valley Crest Landscape Maintenance for work associated with the road turnover.
- #550 **\$6,890.77** Paid from the Acquisition & Construction account to DKM Associates for work associated with the road turnover.

Discussion followed on items included in Requisition #549 to Valley Crest Landscape Maintenance. This requisition will not be submitted until minor outstanding items are addressed and approved by Mr. Popescu.

On MOTION by Mr. Underwood seconded by Mr. Impastato with all in favor Requisitions # 548, 549, and 550 were approved as submitted. 5-0

**B. Consideration of Severn Trent Hosting the CDD Website**

Mr. Vega reviewed website for Board consideration.

On MOTION by Mr. Impastato seconded by Mr. Underwood with all in favor authorizing Severn Trent Services to host the Woodlands CDD Website and Email program for \$1,000 per year. 5-0

Mr. Vega advised the next scheduled CDD meeting is set for April 22, 2015, and the City of North Port Commission Meeting meets April 27, 2015. Moving the CDD meeting to a date after the Commission meeting may be in the best interest of the CDD.

On MOTION by Mr. Impastato seconded by Mr. Tinkham with all in favor the next Woodlands CDD meeting will be held April 29, 2015 at the offices of DMK at 10:30 a.m. 5-0

**FIFTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**SEVENTH 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 12:45 p.m.

  
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Mark Vega  
Secretary

  
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Carl Impastato  
Chairman