

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

A Regular Meeting of the Woodlands Community Development District was held on Wednesday, April 29, 2015 at 10:30 a.m. in 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
Lawrence Tinkham	Supervisor

Also present were:

Mark Vega	District Manager
Bob Nanni	Severn Trent Services
Alan Baldwin	Severn Trent Services
Dorian Popescu	District Engineer
Tracy Robin	District Counsel
Anthony Morris	Hoover Pumping
Brent Hoover	Hoover Pumping
Aaron Smith	Insight Irrigation
Christian Ibarra	Valley Crest

*The following is a summary of the discussion and actions taken at the April 29, 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. Mr. Vega confirmed mileage is to be reimbursed to Board members for travel to and from the meeting location. The drivers are to submit a written statement of their mileage along with the date of the meeting which will be submitted for payroll processing and reimbursed at the rate set annually by the IRS.

**SECOND ORDER OF BUSINESS**

**Public Comment on Agenda Items**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

**A. Minutes – February 19, 2015 and March 26, 2015**

**B. Financials – Period Ending March 31, 2016**

Approved



Mr. Vega introduced Mr. Hoover from Hoover Pumping and Mr. Smith from Insight Irrigation who reviewed options to address issues with the irrigation and pump systems. The permits should be renewed now with consideration for correcting the name of the permit holder. Mr. Robin will reach out to Benderson to follow up on the permit.

Proposals for work in the following areas were reviewed:

- Panacea Boulevard – separate the irrigation system
- Plantation Boulevard – separate the irrigation system
- Cedar Grove and Cypress Falls systems
- Area recently purchased by the new landowner

The District has an interest in ensuring future development is completed in a controlled and planned method since it will have an affect on the entire area.

A review of the current pumps, the pump locations and their functions were discussed.

Problems with the current system were evaluated based on the following:

- Water source and suction line
- Pumping station and components
- Electronics
- Assembly

The existing system has design issues, therefore rebuilding it “as is” is not recommended. Various items need to be addressed, including discussions with the bond holders, prior to moving forward on these projects.

On MOTION by Mr. Impastato seconded by Mr. Underwood with all in favor approving Insight Irrigation to proceed with securing a renewed water use permit with SFWMD. 5-0

Mr. Robin stated, moving forward, an analysis will be completed to determine how the system was constructed, where it was funded from, what is in the Engineer’s Report, and determine who was supposed to own it. Based on the findings the following steps can be planned.

- A. Approval or Requisitions #551, #552, #553, #554 and #555**  
Mr. Vega presented the following requisitions for consideration:

- #551 \$270.00 Paid from the Acquisition & Construction account to Straley & Robin – Street Light Project
- #552 \$11,316.47 Paid from the Acquisition & Construction account to DMK Associates – Street Light Project
- #553 \$26,546.14 Paid from the Acquisition & Construction account to Valley Crest Landscape Maintenance – Street Light Project
- #554 \$12,226.00 Paid from the Acquisition & Construction account to Site Masters of Florida, LLC - Sidewalks
- #555 \$16,545.00 Paid from the Acquisition & Construction account to the Woodlands CDD – Reimburse CDD for an advance given to Site Masters as a deposit

On MOTION by Mr. Underwood seconded by Mr. Tinkham with all in favor Requisitions # 551, 552, 553, 554, and 555 were approved as submitted. 5-0

**B. Report on Number of Registered Voters (456)**

Mr. Vega presented information provided by the Manatee Supervisor of Elections who reported the Woodlands has 456 registered voters in the District.

**C. Consideration of Resolution 2015-4 Authorizing and Setting Expenditure Limits for Designated Individuals**

Mr. Vega stated the purpose of Resolution 2015-4 is to authorize and set expenditure limits for various individuals working on behalf of the District, normally the Chairperson, the District Manager and the Site Manager if applicable.

On MOTION by Mr. Tinkham seconded by Mr. Richardson to approve Resolution 2015-4 Authorizing and Setting Expenditure Limits of \$5,000 for the Chairperson and \$3,000 for The District Manager.

Discussion followed.

On VOICE VOTE with Mr. Tinkham, Mr. Richardson, Mr. Impastato and Mr. Cote voting AYE, and Mr. Underwood voting NAY Resolution 2015-4 Authorizing and Setting Expenditure Limits of \$5,000 for the Chairperson and \$3,000 for The District Manager was approved. 4-1

**D. Panacea Blvd and Plantation Blvd Right of Way Maintenance Agreement**

This item was discussed above.

*Mr. Morris, Mr. Hoover and Mr. Smith left the meeting.*

**E. Valley Crest Proposal for Plantation Tree Limb and Palm Clean-Up**

Mr. Vega reported receiving a number of calls regarding tree limbs and palm tree clean-up. Valley Crest submitted a proposal to complete the work between Myrrh and Panacea Boulevard. Discussion followed identifying this work was completed less than one year ago.

Mr. Vega followed-up on a request for information regarding the cutting of Pepper Trees in areas impeding the sidewalks and affecting Valley Crest's ability to mow, and spraying of the crack weed and irrigation repair. It was authorized by David Kanarek. Discussion followed on the transition of billing from Centex to the CDD.

Discussion followed on setting a date for the next meeting.

On MOTION by Mr. Underwood seconded by Mr. Impastato with all in favor to set the next meeting date as Thursday, May 14, 2015 at 10:30 a.m. 5-0

**G. Distribution of the Proposed Budget for Fiscal Year 2016 and Consideration of Resolution 2015-5 Approving the Budget and Setting the Public Hearing**

Mr. Vega distributed the Proposed Budget for Fiscal Year 2016 and Resolution 2015-5 Approving the Budget and Setting the Public Hearing.

Mr. Baldwin reviewed the proposed budget with the Board and explained the TRIM Budget process. Discussion followed on the budget items and on setting the date for the Public Hearing.

*The Board took a brief recess.*

Mr. Vega requested approval of Resolution 2015-5.

On MOTION by Mr. Impastato seconded by Mr. Underwood with all in favor Resolution 2015-5 Approving the Budget for FY 2016 and Setting the Public Hearing for Tuesday, June 30, 2015 at 10:30 a.m. at the offices of DMK Associates was approved. 5-0

On further discussion, clarification was provided regarding the approved tentative budget. The approved budget will be changed to reflect the following:

On MOTION by Mr. Impastato seconded by Mr. Cote with all in favor the approved FY 2016 Tentative Budget will reflect the 2012 O&M on the 3 parcels Benderson paid. 5-0

The offset will be reflected on the Miscellaneous Contingency line item.

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**


There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Impastato seconded by Mr. Tinkham with all in favor the meeting was adjourned at 3:45 p.m. 5-0

  
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Mark Vega  
Secretary

  
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Carl Impastato  
Chairman