

**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, February 11, 2016 at 13:00 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    |
| Lawrence Tinkham       | Supervisor    |

Also present were:

|                 |                   |
|-----------------|-------------------|
| Mark Vega       | District Manager  |
| Dorian Popescu  | District Engineer |
| Tracy Robin     | District Counsel  |
| Representatives | Centex/Pulte      |

*The following is a summary of the discussion and actions taken at the February 11, 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.

**SECOND ORDER OF BUSINESS**

**Public Comment on Agenda Items**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

Mr. Vega presented the following items on the consent agenda for consideration.

**A. Minutes – November 17, 2015 Meeting**

**B. Financial Report – December 31, 2015**

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| On MOTION by Mr. Impastato seconded by Mr. Underwood with all in favor the Consent Agenda was approved as submitted. 5-0 |
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Approved

**FOURTH ORDER OF BUSINESS**

**Attorney’s Report**

Mr. Robin reported the Plat was signed by Mr. Impastato and is currently in the hands of the City of North Port who are awaiting assurance the light pole will be replaced. The City requested the District transfer to them the insurance funds received for replacement of the pole.

On MOTION by Mr. Impastato seconded by Mr. Richardson with all in favor to approve transfer of insurance funds received for replacement of the light pole to an escrow account with the City of North Port, subject to disbursement approval by District Counsel and the Chair. 5-0

There is a request from Benderson for the District to authorize the District Engineer to prepare a certificate to close the Construction Account. This would close out the Capital Improvements Project that any bond funding could be used for, therefore a final requisition covering the outstanding expenses will need to be approved.

The District’s Capital Improvement Plan has been completed. The City is taking over the roads, the sidewalks and the lighting and the District will keep and maintain the ponds. The District has no further obligations requiring the construction bond.

On MOTION by Mr. Underwood seconded by Mr. Tinkham with all in favor to authorize the District Engineer to issue the Certificate of Completion for the purposes of closing the Construction Account; delivery of the Certificate is conditioned on payment of all outstanding District related expenses. 5-0

**FIFTH ORDER OF BUSINESS**

**Engineer’s Report**

**A. SWFWMD**

Mr. Popescu stated notification was received from SWFWMD to renew the permit for North Plantation Blvd., and to verify the drainage system is functioning as permitted. We met with the SWFWMD representative to go over the six ponds involved and they prepared a detailed punch list of required work to be completed. Two contractors were contacted to bid on work to clear the invasive vegetation.

On MOTION by Mr. Underwood seconded by Mr. Cote with all in favor to approve a revised proposal from Valley Crest for removal of the invasive vegetation in the 6 ponds as outlined in the detailed punch list provided by SWFWMD. 5-0

**SIXTH ORDER OF BUSINESS**

**Manager's Report**

**B. Irrigation Discussion**

Mr. Vega reviewed the Hoover Pumping Systems Proposal #SPN 87339 regarding Cypress Falls Pump #2: to install a level transducer into the lake and connect to the existing pump station.

Discussion followed regarding the District's ongoing expenses and the impact it has on being able to complete the required irrigation improvements. The costs associated with bring the system back to the original design intent is around \$400,000 and is a long term goal.

On MOTION by Mr. Impastato seconded by Mr. Underwood with all in favor to approve Hoover Pumping Systems Proposal #SPN 87339 in the amount of \$2,869.61 to install a level transducer into the lake and connect to the existing pump station for Cypress Falls Pump #2. 5-0

The performance of the transducer will be observed over time to determine if there is need to move forward with the recharge wells.

On MOTION by Mr. Impastato seconded by Mr. Underwood with all in favor to approve the recharge wells at Cypress Falls #2 for the Upper and Lower Floridian Aquifer. 5-0

The irrigation pump in Cedar Grove #1 is nonfunctioning and requires replacement. This pump will handle everything Centex is doing regarding development. Discussion followed on additional pumps that may be required in the upcoming fiscal years.

On MOTION by Mr. Impastato seconded by Mr. Underwood with all in favor to approve Hoover Pumping Systems Invoice in the amount of \$82,552.66 for replacement of the irrigation pump station in Cedar Grove #1 – DID7. 5-0

Mr. Vega reviewed a proposal from Valley Crest for installation of an 8" isolation valve in the amount of \$3,982. This will provide for the ability to water the quads from Pump #2.

On MOTION by Mr. Impastato seconded by Mr. Tinkham with all in favor to approve the Valley Crest proposal for installation of an 8" isolation valve in the amount of \$3,982. 5-0

Mr. Vega reviewed the proposal from Insight Irrigation, LLC to relocate the existing site control computer to a location within/adjacent to the Clubhouse, integrating the existing site control remote communications with the Clubhouse internet service and installing a remote interface with the site control decoder interface.

On MOTION by Mr. Impastato seconded by Mr. Underwood with all in favor to approve the proposal from Insight Irrigation, LLC in the amount of \$4,500 to relocate the existing site control computer to a location within/adjacent to the Clubhouse, integrating the existing site control remote communications with the Clubhouse internet service and installing a remote interface with the site control decoder interface. 5-0

**C. Resolution 2016-2 Use of Sarasota County for 2016 General Election**

Mr. Vega presented Resolution 2016-2 Confirming the District's use of the Sarasota County Supervisor of Elections to Continue Conducting the District's Election of Supervisors in Conjunction with the General Election.

On MOTION by Mr. Underwood seconded by Mr. Cote with all in favor to approve Resolution 2016-2 Confirming the District's use of the Sarasota County Supervisor of Elections to Continue Conducting the District's Election of Supervisors in Conjunction with the General Election. 5-0

**D. Requisition #562 – Straley & Robin for Streetlight Project**

Mr. Vega presented Requisition #562 in the amount of \$1,710 payable to Straley & Robin for expenses related to the Streetlight Project.

On MOTION by Mr. Impastato seconded by Mr. Underwood with all in favor to approve Requisition #562 in the amount of \$1,710 payable to Straley & Robin for expenses related to the Streetlight Project. 5-0

**A. Landscape Discussion**

Mr. Vega stated Centex/Pulte mowed the District's landscape at no charge. Landscaping plans and future land development issues were discussed; expenses and obligations were reviewed. A workshop should be considered to discuss issues involving landscape maintenance responsibilities.

On MOTION by Mr. Impastato seconded by Mr. Cote with all in favor to schedule a workshop for March 3, 2016 at 10:30 am at the offices of DMK to discuss landscape issues. 5-0

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

Audience Comments were received by the Board.

**NINTH ORDER OF BUSINESS**

**Adjourn**

On MOTION by Mr. Underwood seconded by Mr. Impastato with all in favor the meeting was adjourned. 5-0

  
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Carl Impastato, Chairman