

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

The continued May 5, 2016 meeting of the Board of Supervisors of The Woodlands Community Development District was held on Thursday, May 26, 2016 at 10:39 a.m. at the offices of DMK Associates, 421 Commercial Court, Venice, Florida.

Present and constituting a quorum were:

Carl Impastato (via phone)	Chairman
William Richardson	Vice Chairman
James Rodger Underwood	Supervisor
Walter Cote	Supervisor
Larry Tinkham	Supervisor

Also present were:

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

The following is a summary of the discussion and actions taken at the continued meeting of the Woodlands Board of Supervisors on May 26, 2016.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vega called the meeting to order and called roll. A quorum was established. Mr. Impastato is on the phone and wishes to participate in the meeting.

On MOTION by Mr. Richardson seconded by Mr. Underwood with all in favor to allow Mr. Impastato to participate at the meeting telephonically and to vote. 4-0

Mr. Vega summarized the information discussed at the May 5, 2016 meeting.

- Information on the irrigation system with pumps, design and intent for Cypress Falls was reviewed.
 - The irrigation lines are HOA; the irrigation pumps are CDD.
 - 40 wells are permitted for the Woodlands CDD by the State of Florida.
 - There are currently a total of 12 wells located within the District.
 - 8 wells are located in Cypress Falls with 4 pump stations – 2 wells at each pump location.

Approved

- 4 wells are located in Cedar Grove.
- We are looking to move up the time table for replacement of the irrigation pumps in Cypress Falls due to irrigation demands on pump station 2.
 - The HOA is pumping so much water out of this location the pond water level is almost down 5 feet.
 - Since the last meeting Cypress Falls pump station 1 was turned on and is now irrigating the Quads and Plantation Blvd; as a result pump 1 has gone down 5 times. It is not capable of doing all of Cypress Falls.
- The large pond adjacent to Cypress Falls pump station 1 is not spring fed which was confirmed by a diver from Hoover Pumps.
- We are bringing the entire pump system for Cypress Falls phase 1 up to an operational level.
- Pump 4 is not included at this time since it is designed for Cypress Falls phase 2.
- The system was designed to irrigate a fully build out Cypress Falls.
 - Design intent is that 4 pumps would all be working at the same time, with closed isolation valves.
 - If one pump goes down, an isolation valve can be opened to the adjacent pump so that pump can water the area that went down.
 - If all the pumps are working and the isolation valves are opened it will result in cavitation which will shut down the pumps and result in a catastrophic pump failure.
 - Currently Cypress Falls consists of 560 zones but the computer currently only supports 500 zones.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

Audience Comments were received by the Board

THIRD ORDER OF BUSINESS

Attorney's Report

A. Resolution 2016-3 - Declaring the 2004 Project Complete

We have not been able to obtain all the information required to close out the construction account. This item will be on the next agenda in anticipation we will be in position for the Board to consider closing the construction account.

The Board is looking for a written report to confirm the irrigation system with pumps was properly designed before closing the construction account.

The question that comes before the Board in terms of closing the Construction Account is whether or not the original capital improvements program, prepared by the District's Engineer (Heidt & Associates) and approved by the Board, has been completed or not.

The question about the pumps and their performance is a little bit different from what is to be considered in terms of the requirements for the indenture to close the construction account.

Was the original design reviewed and accepted as being proper since we had these issues?

Mr. Vega stated the original system design was accepted by the City of North Port and by SWFWMD.

In review of the system, to my knowledge the recharge wells have not been working since February 2014. Repairs were made to pumps but in 2013 but no repairs were made to the recharge wells. The CDD has not pumped any water out of the wells. This can be verified by review of the reports required by the SWFWMD permit.

Based on a request from the Board, a professional services agreement was requested. Cardno was contacted and asked to provide a quote to perform a hydrogeologic investigation, testing all the recharge wells in Cypress Falls to determine the salinity levels in the water. This will assist in determining if the wells provide a viable option.

Mr. Popescu stated the testing needs to include 5 lakes, not 4. Testing of C1 is very important. Discussion following on the overall cost for the hydrogeologic testing and the repair of all the recharge pumps. The cost for the repairs is in addition to cost to perform the testing. If the test results from Cardno establishes the water in the wells is good, action will be taken to proceed with the repair of the recharge wells.

The quote submitted by Cardno is for \$4,250; however it was noted the testing of C1 was omitted and it is a critical that pond is included in the testing. As such, it is requested the motion include a NTE amount of \$5,500 to include the testing of all 5 lakes and the recharge wells used to augment the lakes. The depth of the wells to be evaluated range between 300 to 800 feet.

On MOTION by Mr. Richardson seconded by Mr. Underwood with all in favor to approve as Step 1 the Professional Services Agreement with Cardno to perform a hydrogeologic investigation, testing all the recharge wells in Cypress Falls in an amount NTE \$5,550 with the testing results available for the next meeting. 5-0

The design intent of the system is for all the pumps to be working at the same time. Hoover presented proposals for the Cypress Falls irrigation pump stations #1 and #3.

On MOTION by Mr. Underwood seconded by Mr. Cote with all in favor to approve replacement of pumps #1 & 3 in Cypress Falls by Hoover Pumping Systems. 5-0

Discussion followed on the irrigation monitoring system for Cypress Falls. Currently the CDD owns all the system controllers and is responsible for pumping the water out; the HOA owns the distribution system and is responsible for delivery of the water to the homes. Consideration is to be given to conveying the system controllers (computer system used to regulate the zones) to the HOA for ownership and maintenance. There are two parts to the system, the irrigation desktop computer and an interface with a laptop. This item will be presented for consideration at the next CDD meeting.

The following upgrades were presented for consideration: a VSD, a larger filter for Pump station #1, and installation of a level transducer. The total cost would be \$4,300.14.

On MOTION by Mr. Underwood seconded by Mr. Tinkham with all in favor to approve system upgrades in Cypress Falls 1 by Hoover Pumping Systems which includes a VSD, a larger filter for Pump station #1, and the installation of a level transducer for a total cost NTE \$4,300.14. 5-0

Discussion followed on a request for confirmation the design criteria of the irrigation system is adequate.

A discussion on landscape and sidewalk responsibilities as it relates to code enforcement and the City of North Port. There is no landscape agreement on record with the City.

FOURTH ORDER OF BUSINESS

Audience Comments

- The efforts by the CDD Board on the issue of the ponds and irrigation are appreciated.

FIFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Tinkham seconded by Mr. Impastato with all in favor the meeting was adjourned.

William C. Richardson

Carl Impastato, Chairman
Bill Richardson, Vice