

**MINUTES OF MEETING
TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Towns at Woodsdale Community Development District held a Public Hearing and Regular Meeting on April 26, 2023 at 10:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present at the meeting were:

Ryan Zook	Chair
Gene Wrightenberry	Vice Chair
Bret Gelbert	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates (WHA)
Andrew Kantarzhi (via telephone)	Wrathell, Hunt and Associates (WHA)
Tucker Mackie (via telephone)	District Counsel
Boyan Pargov (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:01 a.m.

Supervisors Zook, Wrightenberry and Gelbert were present. Supervisors Boos and Neel were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no members of the public present.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

Ms. Mackie stated, for the record, that published and mailed notice of the public hearings were provided in accordance with the procedures required under Florida Law, as demonstrated by the affidavit of publication and mailed notice to property owner(s) included in the agenda.

On MOTION by Mr. Wrightenberry and seconded by Mr. Zook, with all in favor, the Public Hearing was opened.

C. Engineer's Report (for informational purposes)

Ms. Mackie noted there were no substantive changes to the Engineer's Report since it was last presented and approved.

The following questions were posed and answered:

Ms. Mackie: Is it your professional opinion that the estimated costs of the project are reasonable and proper?

Mr. Pargov: It is.

Ms. Mackie: In your professional opinion, is there any reason that this District can't carry out the project identified in your Engineer's Report?

Mr. Pargov: I don't see any reason.

D. Master Special Assessment Methodology Report (for informational purposes)

Ms. Sanchez stated that the Master Special Assessment Methodology Report was presented and approved at the last meeting.

The following questions were posed and answered;

Ms. Mackie: In your professional opinion, do the lands subject to assessment receive a special benefit from the District's Capital Improvement Plan (CIP)?

Ms. Cerbone: Yes, they do.

Ms. Mackie: Are those assessments reasonably apportioned among the lands subject to the special assessment?

Ms. Cerbone: Yes, they are.

Ms. Mackie: Is it reasonable and proper and just to assess the cost of this CIP against the lands in the District in accordance with the Methodology and as contained on the final assessment roll attached to the Methodology Report?

Ms. Cerbone: Yes, it is.

Ms. Mackie: And the benefit is equal to and in excess of the maximum special assessments that are proposed to be levied?

Ms. Cerbone: That is correct.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

Public comment was requested.

A Board Member noted that the entire legal exhibit encompasses the outparcel. Ms. Mackie stated her belief that the intent is to assess only the residential properties for the CDD's CIP so, to the extent that the outparcel contains a commercial property, she does not think the intent was for those properties to pay special assessments related to the CDD's CIP. Ms. Cerbone stated that is supported by the notation regarding "only residential structures", meaning the 306 townhomes and 94 villas; it does not mention commercial or industrial.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

Public comment was requested. No members of the public or affected property owners spoke.

The Board, sitting as the Equalizing Board, made no changes to the assessments.

The Board resumed as the CDD Board.

On MOTION by Mr. Gelbert and seconded by Mr. Wrightenberry, with all in favor, the Public Hearing was closed.

E. Consideration of Resolution 2023-33, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 And 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies, Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

Ms. Sanchez presented Resolution 2023-33 and read the title.

Ms. Mackie stated that this Resolution accomplishes the following:

- Makes certain findings based on the steps taken prior to the meeting and Public Hearing today and the evidence presented today.
- Approves the CDD's projects in both the Engineer's Report and Master Special Assessment Methodology Report.
- Approves and confirms and levies the special assessments and allocates the same in accordance with the Methodology.
- Provides for the payment and prepayment of the special assessments and the manner of collection.
- Provides for certain property owned by governments, POAs, etc., are exempt from assessments and the requirement to pay those special assessments should land be transferred to those entities.
- Provides for the direction to Staff to record a Notice of Special Assessments upon approval of the Resolution.

Ms. Mackie stated that, while master assessments are being levied, this will not result in the requirement for any landowner to pay special assessments until bonds are issued.

On MOTION by Mr. Wrightenberry and seconded by Mr. Gelbert, with all in favor, Resolution 2023-33, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such

Special Assessments by the Methods Provided for by Chapters 170, 190 And 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies, Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Discussion: Fiscal Year 2024 Proposed Budget

The proposed Fiscal Year 2024 budget will be presented at the next meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Designating the Location of the Local District Records Office and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-08.

On MOTION by Mr. Wrihtenberry and seconded by Mr. Gelbert, with all in favor, Resolution 2023-08, Designating Tampa Civil Design, LLC, 17937 Hunting Bow Circle S-102, Lutz, Florida, 33558 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Ms. Sanchez presented the Unaudited Financial Statements as of March 31, 2023.

On MOTION by Mr. Wrihtenberry and seconded by Mr. Gelbert, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of February 22, 2023 Regular Meeting Minutes

Ms. Sanchez presented the February 22, 2023 Regular Meeting Minutes.

On MOTION by Mr. Gelbert and seconded by Mr. Wrightenberry, with all in favor, the February 22, 2023 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Mackie stated that the bond validation hearing will be on May 4, 2023.

B. District Engineer (Interim): Heidt Design, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **0 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: May 24, 2023 at 10:00 A.M.**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

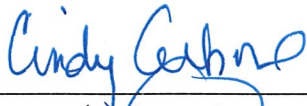
No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Wrightenberry and seconded by Mr. Gelbert, with all in favor, the meeting adjourned at 10:17 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair