

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

The Board of Supervisors of the Towns at Woodsdale Community Development District held a Regular Meeting on June 7, 2023 at 1:00 p.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 (via telephone)	Wrathell, Hunt and Associates (WHA)
Andrew Kantarzhi (via telephone)	Wrathell, Hunt and Associates (WHA)
Ryan Dugan (via telephone)	District Counsel
Boyan Pargov (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:02 p.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

Consideration of Resolution 2023-34, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing

Severability; and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-34. The proposed Fiscal Year 2024 budget will be Landowner-funded, with the expenses being paid as they are incurred. She reviewed line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. The high increase over the Fiscal Year 2023 budget is due primarily to the addition of the potential, full buildout “Field operations” expenses for Fiscal Year 2024.

Mr. Zook explained that the proposed Fiscal Year 2024 budget reflects the anticipated full buildout, with one bond issuance. The “Field operations” amounts included will help anticipate the Operations & Maintenance (O&M) expenses to better know the O&M portion of the assessments for the following year, once the properties are sold and the assessments are on roll.

Discussion ensued regarding possibly entering into an agreement with the Property Management company that managed the HOA, drafting an agreement but possibly delaying execution until those services are needed and when improvements might start being conveyed to the CDD.

Regarding timing, Mr. Dugan stated there is flexibility. For the CDD to acquire improvements, the improvements must be substantially complete and operational; the acquisition process to transfer improvements to the CDD will lay out all the necessary documentation and the certifications from the District Engineer. As it relates to bonds, acquisition must be complete and able to be transferred to the CDD before anything can be repaid with bond funds.

Ms. Cerbone stated that at least a month before Field Operations services are needed, estimates for those services will be needed, along with an agreement for consideration.

Mr. Dugan confirmed that an agreement can be approved and in place in advance of the services being needed, with a start date to be determined.

Discussion ensued regarding the conveyance/acquisition of improvements involving the Developer, CDD and utility providers.

On MOTION by Mr. Gelbert and seconded by Mr. Wrightenberry, with all in favor, Resolution 2023-34, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 23, 2023 at 10:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-35, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-35.

On MOTION by Mr. Gelbert and seconded by Mr. Wrightenberry, with all in favor, Resolution 2023-35, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2023

Ms. Cerbone presented the Unaudited Financial Statements as of April 30, 2023.

On MOTION by Mr. Gelbert and seconded by Mr. Wrightenberry, with all in favor, the Unaudited Financial Statements as of April 30, 2023, were accepted.

SIXTH ORDER OF BUSINESS

Approval of April 26, 2023 Public Hearing and Regular Meeting Minutes

Ms. Cerbone presented the April 26, 2023 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Wrightenberry and seconded by Mr. Gelbert, with all in favor, the April 26, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

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: June 28, 2023 at 10:00 A.M.**
 - **QUORUM CHECK**

The next meeting will be June 28, 2023, unless cancelled.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

Mr. Dugan noted that there were no responses to the Request for Qualifications for District Engineering Services, so the CDD can proceed with offering the position to the Interim District Engineer.

NINTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gelbert and seconded by Mr. Wrightenberry, with all in favor, the meeting adjourned at 1:31 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair



