

**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 October 25, 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:

Curt Neel	Assistant Secretary
Brett Gelbert	Assistant Secretary
Rob Boos	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:04 a.m.

Supervisors Neel, Boos and Gelbert were present. Supervisors WRIGHTENBERRY and ZOOK were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-01, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2023 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2023 Bonds; Levying

and Allocating Assessments Securing Series 2023 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

A. Supplemental Notice of Imposition of Special Assessments

Ms. Mackie stated, following approval/adoption of the Delegated Award Resolution, Staff anticipates closing on the bond issuance on Friday. She presented Resolution 2024-01, which accomplishes the following:

- Brings the bond terms down from the prior resolution adopted by the Board, which imposed a master assessment lien. Staff is conforming the assessments that will actually be certified for collection against benefitting property in the CDD to the terms of the bonds.
- Includes a final Engineer’s Report and final Supplemental Assessment Methodology and the bond terms and installment payments.

On MOTION by Mr. Boos and seconded by Mr. Neel, with all in favor, Resolution 2024-01, Making Certain Findings; Approving the Engineer’s Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2023 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2023 Bonds; Levying and Allocating Assessments Securing Series 2023 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Completion Agreement (2023 Bonds) By and Between the District and Boos-Woodsdale, LLC

Ms. Mackie presented the Completion Agreement By and Between the District and Boos-Woodsdale, LLC, which is related to the 2023 Bonds. The Agreement sets forth the

obligation of the Developer to complete the project, as described in the Capital Improvement Plan (CIP) to the extent that bond funds are totally expended.

On MOTION by Mr. Boos and seconded by Mr. Gelbert, with all in favor, the Completion Agreement By and Between the District and Boos-Woodsdale, LLC, related to the 2023 Bonds, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Requisition for Series 2023 Project to Boos-Woodsdale, LLC

Ms. Mackie presented the Requisition Number 1 for the Series 2023 Project. As of the day of closing, this Requisition shall be submitted to Boos-Woodsdale, LLCs. This will draw the funds down to zero.

On MOTION by Mr. Neel and seconded by Mr. Boos, with all in favor, the Requisition Number 1 to Boos-Woodsdale, LLC for the Series 2023 Project, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Declaring the Method for Collecting Certain Debt Service Assessments During Fiscal Year 2023/2024; Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Sanchez presented Resolution 2024-02 and read the title.

On MOTION by Mr. Neel and seconded by Mr. Gelbert, with all in favor, Resolution 2024-02, Declaring the Method for Collecting Certain Debt Service Assessments During Fiscal Year 2023/2024; Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2023

On MOTION by Mr. Neel and seconded by Mr. Boos, with all in favor, the Unaudited Financial Statements as of September 30, 2023, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of August 23, 2023 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Gelbert and seconded by Mr. Boos, with all in favor, the August 23, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Heidt Design, LLC

There were no reports from District Counsel or the District Engineer.

C. Field Operations Manager: Access Management

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

- **NEXT MEETING DATE: November 15, 2023 at 10:00 AM [Audit Committee Meeting and Regular Meeting]**

- **QUORUM CHECK**

The next meeting will be held on November 15, 2023.

The December 27, 2023 meeting will be cancelled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Neel and seconded by Mr. Boos, with all in favor, the meeting adjourned at 10:18 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair