

**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 October 23, 2024 at 10:00 a.m., or as soon thereafter as the matter may be heard, at the offices of Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558.

Present were:

Ryan Zook
Ethen Broadwater
Michelle Guerrier

Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Ryan Dugan (via telephone)
Boyan Pargov (via telephone)

District Manager
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:01 a.m.

Supervisors Zook, Guerrier and Broadwater were present. Supervisors Mize and Mathews were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Angela Mathews [Seat 1] (the following will also be provided in a separate package)

The Oath of Office will be administered to Ms. Mathews at or before the next meeting.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**
- B. Membership, Obligation and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

This item was deferred.

FOURTH ORDER OF BUSINESS

**Consideration of the Resolution 2025-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS

**Public Hearing on Rules, Policies, and Fees
Regarding Amenity Facilities and Parking**

A. Proof/Affidavits of Publication

These were included for informational purposes.

B. Consideration of Resolution 2025-02, Adopting Rules Relating to Amenity Facilities and Parking and Parking Enforcement; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-02.

01:29 Mr. Dugan provided an overview of the Amenity Facilities Parking Rules, Policies and Fees, and highlighted the rules relating to the suspension of privileges (Page 18), the fees (Page 23) and parking rules (Pages 16 – 18).

Discussion ensued regarding parking enforcement, parking signage requirements, towing company procedures and an area map.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor, Resolution 2025-02, Adopting Rules Relating to Amenity Facilities and Parking and Parking Enforcement, in substantial form; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Action Security, Inc.
Agreement for Maintenance of Access
Control System**

Mr. Kantarzhi presented the Action Security, Inc. Agreement for Maintenance of Access Control System.

On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor, Action Security, Inc. Agreement for Maintenance of Access Control System, was approved.

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of September 30, 2024**

Mr. Kantarzhi presented the Unaudited Financial Statements as of September 30, 2024.

On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

**Approval of August 28, 2024 Public
Hearings and Regular Meeting Minutes**

On MOTION by Ms. Guerrier and seconded by Mr. Zook, with all in favor, the August 28, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

10:08 Regarding towing rules, Mr. Dugan asked for the Board's preference relating to the towing company coming on-site only after they have been called or granting them roaming authority to drive by and check the parked vehicles. Mr. Zook voiced his preference for the rules to stipulate that the tower automatically drive through the community two or three nights per week to enforce parking.

Mr. Dugan asked for a motion to ratify the Amenities Center Improvements Acquisition documents, subject to minor repairs being completed.

On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor, the Acquisition of the Amenity Center improvements, subject to the completion of minor repairs, as described, was ratified.

B. District Engineer: Heidt Design, LLC

13:33 Mr. Pargov reported that a fire hydrant was struck by a contractor. The matter was turned over to the County, which coordinated the repairs to their utilities. There was also impact to a curb; a small portion of the pavement, which DR Horton has agreed to have repaired and inform Engineering once the repairs are completed. Staff will keep the Board updated on the repairs.

C. Field Operations Manager: Access Management

There was no report.

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

- **UPCOMING MEETINGS**
 - **November 5, 2024 at 10:00 AM [Landowners' Meeting]**
 - **January 22, 2025 at 10:30 AM [Regular Meeting]**
 - **QUORUM CHECK**

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

<p>On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor, the meeting adjourned at 10:16 a.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair