

**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 13, 2025 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:

Ryan Zook
Ethen Broadwater
Michelle Guerrier

Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Ryan Dugan
Jeremy Couch

District Manager
District Counsel
Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 1:03 p.m. Supervisors Zook, Broadwater and Guerrier were present. Supervisors Mize and Supervisor-Elect Angela 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 Elected Supervisors, Angela Mathews [Seat 1], Michelle Guerrier [Seat 2] (the following will also be provided in a separate package)

Mr. Kantarzhi stated that the Oath of Office will be administered to Angela Mathews at or before the next meeting.

A. Required Ethics Training and Disclosure Filing

- Sample Form 1 2023/Instructions
- B. Membership, Obligations 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

FOURTH ORDER OF BUSINESS

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

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-04. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 27, 2025 at 9:00 a.m., at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-05.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

Mr. Kantarzhi presented Resolution 2025-06.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, Resolution 2025-06, Designating Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-07. Mr. Dugan discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Zook and seconded by Ms. Mize, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Discussion/Consideration:
Agreement**

Towing

Mr. Kantarzhi presented the Towing Agreement.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the Towing Agreement between the CDD and 813 Towing Service, LLC, subject to receipt of the Certificate of Insurance, was approved.

TENTH ORDER OF BUSINESS**Consideration of Protective Security Services, LLC Agreement***

***Note: In accordance with Sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.**

Mr. Kantarzhi presented the Protective Security Services, LLC Agreement.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the Protective Security Services, LLC Agreement, subject to receipt of the Certificate of Insurance, was approved.

ELEVENTH ORDER OF BUSINESS**Discussion: Water Meter**

Discussion ensued regarding the water meter in relation to the CDD and HOA and truing up items, to help identify if any meters need to be transferred from one entity to another.

Mr. Dugan stated if there are areas where water meters are being used for HOA areas, a payment system will need to be developed.

TWELFTH ORDER OF BUSINESS**Ratification of Temporary Construction License Agreement**

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the Temporary Construction License Agreement, was ratified.

THIRTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2025**

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

On MOTION by Ms. Guerrier and seconded by Mr. Broadwater, with all in favor, the January 17, 2025 Special Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Heidt Design, LLC**
- C. Field Operations Manager: Folio Association Management**

There were no District Counsel, District Engineer or Field Operations Manager reports.

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

- **Property Insurance on Vertical Assets**
- **UPCOMING MEETINGS**
 - **July 23, 2025 at 9:00 AM**
 - **August 27, 2025 at 9:00 AM**
 - **September 24, 2025 at 9:00 AM**
- **QUORUM CHECK**

The July 23, 2025 meeting will likely be canceled.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

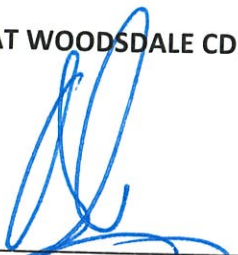
Adjournment

On MOTION by Ms. Guerrier and seconded by Mr. Broadwater, with all in favor, the meeting adjourned at 1:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

TOWNS AT WOODSDALE CDD

June 13, 2025



Secretary/Assistant Secretary

Chair/Vice Chair