

Towns at Woodsdale Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://townsatwoodsdalecdd.net/>

July 22, 2026

Board of Supervisors

Towns at Woodsdale Community Development District

Dear Board Members:

The Board of Supervisors of the Towns at Woodsdale Community Development District will hold Public Hearings and a Regular Meeting on July 29, 2026 at 9:00 a.m., or as soon thereafter as the matter may be heard, at SpringHill Suites Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'Lakes, Florida 34638. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Angela Mathews [Seat 1] *(the following to be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/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
4. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2026-07, Amending Resolution 2026-02 to Reset the Public Hearing Regarding Proposed Budget for Fiscal Year 2026/2027, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date
6. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- B. Consideration of Resolution 2026-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
7. Consideration of Resolution 2026-09, Providing for Funding for the FY 2027 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
8. Consideration of Fiscal Year 2027 Conditional Deficit Funding Agreement
9. Consideration of Resolution 2026-10, Ratifying the Amendment to Resolution 2026-05 to Re-Set the Location of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
10. Public Hearing to Hear Public Comments and Objections to the Adoption of the Revised Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2026-11, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
11. Acceptance of Unaudited Financial Statements as of June 30, 2026
12. Approval of May 27, 2026 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Heidt Design, LLC*
 - C. Field Operations: *Folio Association Management*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: August 26, 2026 at 9:00 AM

○ QUORUM CHECK

SEAT 1	ANGELA MATHEWS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	MICHELLE GUERRIER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	ANNE MIZE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ETHEN BROADWATER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	RYAN ZOOK	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

14. Board Members' Comments/Requests

15. Public Comments

16. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,



Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756