

# Summer Woods Community Development District

# Board of Supervisors' Meeting November 5, 2020

District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913

www.summerwoodscdd.org

# SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221

**Board of Supervisors** Jim Harvey Chairman

Greg Meath Vice Chairman

David Truxton Assistant Secretary
Troy Simpson Assistant Secretary
Adam Painter Assistant Secretary

**District Manager** Belinda Blandon Rizzetta & Company, Inc.

**District Counsel** Jere Earlywine Hopping Green & Sams, P.A.

**District Engineer** Matt Morris Morris Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT DISTRICT OFFICE • 9530 MARKETPLACE ROAD, SUITE 206, FORT MYERS, FLORIDA 33912

www.SummerWoodsCDD.org

November 2, 2020

Board of Supervisors

Summer Woods Community

Development District

В.

C.

**District Engineer** 

**District Manager** 

### **REVISED AGENDA**

### **Dear Board Members:**

The regular meeting of the Board of Supervisors of Summer Woods Community Development District will be held on **Thursday, November 5, 2020 immediately following the conclusion of the Landowner Meeting scheduled to begin at 10:00 a.m.** at the Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221. The following is the agenda for this meeting.

Please note that although the meeting is in person, we will be adhering to social distancing guidelines and masks are recommended.

1. 2.		TO ORDER/ROLL CALL			
3.	BUSII	NESS ADMINISTRATION			
	A.	Consideration of the Minutes of the Board of Supervisors'			
		Meeting held on August 6, 2020	Tab 1		
	B.	Consideration of the Operation and Maintenance Expenditures			
		for the Months of July, August, and September 2020	Tab 2		
4.	BUSII	NESS ITEMS			
	A.	Ratification of Series 2020 Special Assessment Bonds			
		Requisitions for Payment #23 through #42	Tab 3		
	B.	Ratification of Ripa Change Orders #16 & #17	Tab 4		
	C.	Consideration of Resolution 2021-01, Canvassing and			
		Certifying Results of November 5, 2020 Landowner			
		Election	Tab 5		
	D.	Consideration of Resolution 2020-02, Appointing and			
		Removing Officers of the District	Tab 6		
	E.	Consideration of First Addendum to District Services			
		ntract			
	F.	Consideration of Boundary Amendment			
		1. Consideration of Consent to Boundary Amendment	Tab 8		
		2. Consideration of Boundary Amending Funding			
		Agreement	Tab 9		
		3. Consideration of Resolution 2021-03, Directing			
		the Chairman and District Staff to Request the			
		Passage of an Ordinance Amending the District's			
		Boundaries	Tab 10		
<b>5</b> .	STAF	F REPORTS			
	Δ	District Counsel			

## 6. SUPERVISOR REQUESTS AND COMMENTS

### 7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,

Belinda Blandon

Belinda Blandon District Manager

cc: Jere Earlywine, Hopping Green & Sams, P.A.

# Tab 1

Consideration of the Minutes of the

Board of Supervisors' Meeting held on

May 27, 2020

MINUTES OF MEETING 1 2 3 4 5 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. 6 **SUMMER WOODS** 7 **COMMUNITY DEVELOPMENT DISTRICT** 8 9 10 The regular meeting of the Board of Supervisors of the Summer Woods Community Development District was held on Thursday, August 6, 2020 at 9:34 a.m. 11 by means of Zoom communications media technology pursuant to Executive Orders 20-12 13 52, 20-69, 20-112, 20-114, 20-150 and 20-179 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020 June 23, 2020 and July 29, 2020, 14 respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. 15 16 Present and constituting a quorum were: 17 18 Jim Harvey **Board Supervisor, Chairman** 19 **Board Supervisor, Vice Chairman** Greg Meath 20 21 Troy Simpson **Board Supervisor, Assistant Secretary** David Truxton **Board Supervisor, Assistant Secretary** 22 Adam Painter **Board Supervisor, Assistant Secretary** 23 24 Also present were: 25 26 Belinda Blandon District Manager, Rizzetta & Company, Inc. 27 Taylor Nielsen District Manager, Rizzetta & Company, Inc. 28 29 Katie Buchanan District Counsel, Hopping Green & Sams, P.A. **Matt Morris** District Engineer, Morris Engineering 30 Audience 31 32 FIRST ORDER OF BUSINESS Call to Order 33 34 35 Ms. Blandon called the meeting to order and conducted the roll call. 36 SECOND ORDER OF BUSINESS **Public Comment** 37 38 Ms. Blandon called on each virtual attendee of the meeting for public comment. 39 Comments were received from the public. 40

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44 45 THIRD ORDER OF BUSINESS

 Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on May 27, 2020 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a Motion by Mr. Simpson, seconded by Mr. Meath, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on May 27, 2010, for the Summer Woods Community Development District.

### **FOURTH ORDER OF BUSINESS**

Consideration of the Operations and Maintenance Expenditures for the Months of May and June 2020

Ms. Blandon advised that the operations and maintenance expenditures for the period of May 1-31, 2020 totaled \$13,258.92 and the operations and maintenance expenditures for the period of June 1-30, 2020 totaled \$16,516.19. She asked if there were any questions regarding any item of expenditure. There were none.

On a Motion by Mr. Painter, seconded by Mr. Meath, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of May 2020 (\$13,258.92) and June 2020 (\$16,516.19), for the Summer Woods Community Development District.

### FIFTH ORDER OF BUSINESS

Ratification of Series 2018A2 Construction Account Requisitions for Payment #39 through #42

Ms. Blandon advised that series 2018A2 construction account requisitions for payment #39 through #43 total \$252,135.88 and asked if there were any questions. There were none.

On a Motion by Mr. Simpson, seconded by Mr. Meath, with all in favor, the Board Ratified Series 2018A2 Construction Account Requisitions for Payment #39 through #42, totaling \$252,135.88, for the Summer Woods Community Development District.

### SIXTH ORDER OF BUSINESS

Ratification of Series 2020 Special Assessment Bonds Requisitions for Payment #1 through #22

Ms. Blandon advised that series 2020 special assessment bonds requisitions for payment #1 through #22 total \$3,405,636.57 and asked if there were any questions. There were none.

 On a Motion by Mr. Meath, seconded by Mr. Painter, with all in favor, the Board Ratified Series 2020 Special Assessment Bonds Requisitions for Payment #1 through #22, totaling \$3,405,636.57, for the Summer Woods Community Development District.

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### **SEVENTH ORDER OF BUSINESS**

Ratification of Acceptance of 2019 Audit

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Ms. Blandon provided an overview of the 2019 audit as prepared by Grau & Associates, advising that the Chairman accepted the audit prior to the meeting. She asked if there were any questions. There were none.

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On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board Ratified the Prior Acceptance of the 2019 Audit as Prepared by Grau & Associates, for the Summer Woods Community Development District.

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### **EIGHTH ORDER OF BUSINESS**

Ratification of Assignment of Contractor Agreement and Acquisition of Completed Improvements (Phase 1D)

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Ms. Blandon provided an overview of the assignment and acquisition and asked if there were any questions. There were none.

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On a Motion by Mr. Meath, seconded by Mr. Simpson, with all in favor, the Board Ratified the Assignment of Contractor Agreement and Acquisition of Completed Improvements (Phase 1D), for the Summer Woods Community Development District.

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### **NINTH ORDER OF BUSINESS**

Consideration of Resolution 2020-11, Resetting the Public Hearing on Rules of Procedure

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Ms. Blandon provided an overview resolution and asked if there were any questions. There were none.

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On a Motion by Mr. Meath, seconded by Mr. Painter, with all in favor, the Board Adopted Resolution 2020-11, Resetting the Public Hearing on Rules of Procedure, for the Summer Woods Community Development District.

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### **TENTH ORDER OF BUSINESS**

Public Hearing Related to Rules of Procedure

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107 Ms. Blandon provided an overview of the public hearing and asked for a motion to open the public hearing. 108 109 Development District. 110 **ELEVENTH ORDER OF BUSINESS** 111 Procedure 112 113 114 if there were any questions. There were none. 115 116 117 118 motion to close the public hearing. 119 120 Development District. 121 TWELFTH ORDER OF BUSINESS 122 123 124 125 questions. There were none. 126 127 Development District. 128

On a Motion by Mr. Meath, seconded by Mr. Painter, with all in favor, the Board Opened the Public Hearing on the Rules of Procedure, for the Summer Woods Community

> Presentation of the Rules of

Ms. Buchanan provided an overview of the proposed rules of procedure and asked

Ms. Blandon called on each virtual attendee of the meeting for questions or comments related to the rules of procedure. There were none. Ms. Blandon asked for a

On a Motion by Mr. Simpson, seconded by Mr. Meath, with all in favor, the Board Closed the Public Hearing on the Rules of Procedure, for the Summer Woods Community

> Consideration of Resolution 2020-12, Adopting Rules of Procedure

Ms. Blandon provided an overview of the resolution and asked if there were any

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board Adopted Resolution 2020-12, Adopting Rules of Procedure, for the Summer Woods Community

### THIRTEENTH ORDER OF BUSINESS

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134 135 Consideration of Resolution 2020-13. Adopting a Meeting Schedule for Fiscal Year 2020/2021

Ms. Blandon provided an overview of the resolution and asked if there were any questions. Discussion ensued.

On a Motion by Mr. Simpson, seconded by Mr. Meath, with all in favor, the Board Adopted Resolution 2020-13, Adopting a Meeting Schedule for Fiscal Year 2020/2021, for the Summer Woods Community Development District.

# FOURTEENTH ORDER OF BUSINESS Discussion Regarding Pond Bank Mowing

Ms. Blandon asked that the Board discuss the maintenance of the pond banks as she has received questions from residents concerning the responsibility being placed on the residents.

Mr. Meath advised that there has been discussion regarding the responsibility although the HOA documents spell out that the responsibility lies with the residents who live along the ponds. He advised that he is of the opinion that they should stick with what the HOA documents state.

Mr. Simpson advised that he is in favor of keeping the responsibility with the homeowners although he would like to explore the feasibility of a 3<sup>rd</sup> party accessing the banks as well as the cost implications. Discussion ensued regarding access. Mr. Meath advised that he is not aware of clear access.

Mr. Harvey inquired regarding obtaining proposals. Ms. Blandon advised that she received a proposal from the current landscape vendor, Sun State, and the total is \$90,000.00 per year which is not included in the budget. Mr. Harvey recommended obtaining additional proposals as the \$90,000.00 cannot be added to the budget being considered today. Ms. Blandon advised that the budget being considered today cannot be increased and so adding this item is possible in the next budget cycle. He asked that proposals be obtained so that this item can be considered during the next budget cycle.

Mr. Painter asked if the residents can speak on this issue. Ms. Blandon advised that public comment is currently closed and so it would be up to the Board to re-open for public comment. Mr. Meath advised that he would like to hear from the public although the Board has made a determination that this responsibility will remain with the homeowners. Ms. Blandon opened the floor to public comments.

### FIFTEENTH ORDER OF BUSINESS

Public Hearing Related to Fiscal Year 2020/2021 Budget and Assessments

Ms. Blandon provided an overview of the public hearing and asked for a motion to open the public hearing. Ms. Buchanan recommended opening a single public hearing related to both the Budget and the Assessments.

On a Motion by Mr. Meath, seconded by Mr. Simpson, with all in favor, the Board Opened the Public Hearing Related to Fiscal Year 2020/2021 Budget and Assessments, for the Summer Woods Community Development District.

### SIXTEENTH ORDER OF BUSINESS

Presentation of the Proposed Final Budget for Fiscal Year 2020/2021

Ms. Blandon advised that the proposed general fund budget is \$349,271.00, including a total increase of \$26,300.00. She asked if the Board had any questions or comments related to the budget. There were none. Ms. Blandon called on each virtual attendee of the meeting for questions or comments related to the proposed final budget for fiscal year 2020/2021. Comments from the virtual attendees were received.

### **SEVENTEENTH ORDER OF BUSINESS**

Consideration of Resolution 2020-14, Annual Appropriations and Adopting a Final Budget for Fiscal Year 2020/2021

Ms. Blandon provided an overview of the resolution, identifying the figures to be included in the resolution: total general fund budget \$349,271.00, total debt service series 2018A1 budget \$242,399.63, total debt service series 2018A2 \$55,933.92, total debt service series 2020 \$388,811.39, for a total budget of \$1,036,415.94. She asked if there were any questions. Mr. Harvey inquired as to why the fifty foot lots are increasing at a higher percentage. Ms. Blandon advised that for the last two years assessments were capped at \$850.00 not including collection costs; however, the fifty foot lots have a higher EAU factor and this year the developer is not providing a contribution to lower assessments. Mr. Buchanan advised that the assessment area one fifty foot lot O&M assessment now matches the assessment area two O&M assessment with no developer contribution. Ms. Blandon advised that the previous two years the O&M assessment was capped at the \$850.00. Mr. Harvey advised that EAU is an equivalent residential unit and a forty foot lot is considered one EAU and a fifty foot lot is considered a one point two-five EAU.

On a Motion by Mr. Harvey, seconded by Mr. Painter, with all in favor, the Board Adopted Resolution 2020-14, Annual Appropriations and Adopting a Final Budget for Fiscal Year 2020/2021, for the Summer Woods Community Development District.

### **EIGHTEENTH ORDER OF BUSINESS**

Consideration of Resolution 2020-15, Fiscal Year 2020/2021 Assessments

Ms. Blandon provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Adopted Resolution 2020-15, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; 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, for the Summer Woods Community Development District.

Ms. Blandon advised there was no further business to conduct related to the public 212 hearing and asked for a motion to close the public hearing. 213 214 On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Closed the Public Hearing Related to the Fiscal Year 2020/2021 Budget and Assessments, for the Summer Woods Community Development District. 215 216 NINETEENTH ORDER OF BUSINESS Staff Reports 217 218 Α. District Counsel 219 Ms. Buchanan advised that she had no report though she would be happy 220 to answer any questions. 221 222 Mr. Meath asked that Ms. Buchanan provide a response to the public 223 comment regarding role of the HOA and the CDD in the development. Ms. 224 Buchanan provided a general overview of HOA's and CDD's 225 226 B. **District Engineer** 227 Mr. Morris advised he had no report. 228 229 C. District Manager 230 Ms. Blandon advised the next regularly scheduled meeting of the Board of 231 Supervisors is scheduled for Thursday, November 5, 2020 at 9:30 am. at 232 which time the Landowner meeting and election will also be held. 233 234 TWENTIETH ORDER OF BUSINESS Supervisor Requests and Audience 235 comments 236 237 Ms. Blandon opened the floor for Supervisor requests and comments. There were 238 239 none. 240 TWENTY-FIRST ORDER OF BUSINESS Adjournment 241 242 Ms. Blandon stated there was no further business to come before the Board and 243 asked for a motion to adjourn the meeting. 244 245 On a Motion by Mr. Meath, seconded by Mr. Simpson, with all in favor, the Board, Adjourned the Meeting at 10:20 a.m., for the Summer Woods Community Development District. 246 247 248 Secretary / Assistant Secretary Chairman / Vice Chairman 249

# Tab 2

## SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FORT MYERS, FLORIDA 33912

# Operation and Maintenance Expenditures July 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2020 through July 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented:	\$24,888.26
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

# **Summer Woods Community Development District**

# Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ce Amount
Bellmore Electric, Inc.	000294	7860	Pool Timer Control 07/20	\$	545.00
Bellmore Electric, Inc.	000294	7863	Community Pool 07/20	\$	265.00
Campus Suite	000289	18678	Website & Compliance Services - Q4	\$	384.38
Egis Insurance & Risk Advisors	000299	11189	FY19/20 Property Liability Insurance FY 19/20	\$	2,049.00
Hopping Green & Sams, P.A.	000295	115723	General Legal Services 05/20	\$	777.50
Island Property Maintenance and	I 000296	06292020	Rewired Thermostat and Replaced	\$	145.00
Repairs Island Property Maintenance and	I 000296	07062020	Thermostat Cover 06/20 Locks and Trash Disposal 07/20	\$	778.15
Repairs Light Life Electric LLC	000290	22409	Electrical Repair - Communtiy Pool 07/20	\$	709.00
Manatee County Utilities	000292	313378-164670	11205 Daybreak Gln 06/20	\$	1,005.76
Department Michael Fields DBA Fields	000300	06/20 2297	Pools Signs 07/20	\$	645.00
Consulting Group, LLC Peace River Electric Cooperative	000291	170982001 06/20	Entry Sign Lighting 06/20	\$	42.12
Peace River Electric Cooperative	000293	170982003 06/20	Amenity Center 11205 Daybreak Gln	\$	402.61
Regions Corporate Trust	000297	78141	06/20 Trustee Fees Series 2018A-1 FY19/20	\$	3,500.00
Operations Regions Corporate Trust Operations	000297	78142	Trustee Fees Series 2018A-2 FY19/20	\$	3,500.00

# **Summer Woods Community Development District**

# Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	_Invo	ice Amount
Rizzetta & Company, Inc.	000287	INV000050706	District Management Fees 07/20	\$	3,850.00
Rizzetta Technology Services	000288	INV000005956	Website Hosting & Development 07/20	\$	100.00
Sun State Landscape Management, Inc.	000298	31011	Turf Replacement, Fertiliztion and Irrigation 07/20	<u>\$</u>	6,189.74
Report Total				<u>\$</u>	24,888.26

## SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FORT MYERS, FLORIDA 33912

# Operation and Maintenance Expenditures August 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2020 through August 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented:	\$23,404.97	
Approval of Expenditures:		
Chairperson		
Vice Chairperson		
Assistant Secretary		

# **Summer Woods Community Development District**

# Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ce Amount
BB AC LLC. dba Badgers Bob's Air Conditioning	000308	245688	HVAC Maintenance 07/20	\$	374.00
Bradenton Herald, Inc.	000305	0004715358 07/20	Legal Advertising 07/08/20	\$	88.92
Bradenton Herald, Inc.	000305	0004715372 07/20	Legal Advertising 07/09/20	\$	212.94
Bradenton Herald, Inc.	000305	0004715380 07/20	Legal Advertising 07/22/20	\$	163.80
Bradenton Herald, Inc.	000305	0004715398 07/20	Legal Advertising 07/15/20	\$	782.40
Hopping Green & Sams, P.A.	000309	115937	General Legal Services 06/20	\$	2,667.50
Manatee County Utilities	000301	313378-164670	11205 Daybreak Gln 07/20	\$	903.73
Department Peace River Electric Cooperative	000306	07/20 170982001 07/20	Entry Sign Lighting 07/20	\$	39.98
Peace River Electric Cooperative	000306	170982003 07/20	Amenity Center 07/20	\$	1,310.44
Pools by Lowell, Inc.	000312	216369	Pool Service 08/20	\$	1,400.00
Rizzetta & Company, Inc.	000302	INV000050717	District Management Fees 08/20	\$	3,850.00
Rizzetta & Company, Inc.	000307	INV0000051283	Mass Mailing	\$	373.84
Rizzetta Technology Services	000303	INV000006057	Website Hosting & Development 08/20	\$	100.00
Solitude Lake Management, LLC	000304	PI-A00420783	Lake & Pond Management - Wetland 06/20	\$	523.00

# **Summer Woods Community Development District**

# Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	<u>Invoi</u>	ce Amount
Solitude Lake Management, LLC	000304	PI-A00420784	Lake & Pond Management - Aquatic 06/20	\$	603.00
Solitude Lake Management, LLC	000313	PI-A00455310	Lake & Pond Management - Wetland 08/20	\$	523.00
Solitude Lake Management, LLC	000313	455311	Lake & Pond Management - Aquatic 08/20	\$	603.00
Sun State Landscape Management, Inc.	000314	31574	Turf Replacement, Fertiliztion and Irrigation 08/20	\$	6,189.74
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000310	62007	Janitorial Service 06/20	\$	505.68
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000310	62008	Janitorial Service 07/20	\$	1,095.00
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000311	62088	Janitorial Service 08/20	\$	1,095.00
Report Total				<u>\$</u>	23,404.97

## SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FORT MYERS, FLORIDA 33912

# Operation and Maintenance Expenditures September 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented:	\$30,459.91	
Approval of Expenditures:		
Chairperson		
Vice Chairperson		
Assistant Secretary		

# **Summer Woods Community Development District**

## Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
ADT US Holdings, Inc dba ADT	000325	135810899	Security System 09/20	\$	80.00
Security Services Egis Insurance & Risk Advisors	000326	11351	General/POL/Property Liability Insurance FY 20/21	\$	13,508.00
Hopping Green & Sams, P.A.	323	117014	General Legal Services 07/20	\$	1,814.48
Island Property Maintenance and Repairs	000327	102	Locks and Trash Disposal 09/20	\$	230.00
Manatee County Utilities	000318	313378-164670	11205 Daybreak Gln 08/20	\$	283.65
Department Peace River Electric Cooperative	000319	08/20 170982001 08/20	Entry Sign Lighting 08/20	\$	42.01
Peace River Electric Cooperative	324	170982003 08/20	Amenity Center 08/20	\$	1,438.86
Pools by Lowell, Inc.	000315	213551	Pool Service 06/20	\$	1,400.00
Pools by Lowell, Inc.	000315	214701	Pool Service 07/20	\$	1,400.00
Pools by Lowell, Inc.	000329	216952	Pool Service 09/20	\$	1,400.00
Rizzetta & Company, Inc.	000320	INV0000052507	District Management Fees 09/20	\$	3,850.00
Rizzetta Technology Services	000321	INV0000006157	Website Hosting & Development 09/20	\$	100.00
Robert Half International, Inc.	000330	56097127	Weekly Pay for Mygrants, Pauline 07/20	\$	330.10
dba OfficeTeam Robert Half International, Inc. dba OfficeTeam	000316	56127095	Weekly Pay for Mygrants, Pauline 07/20	\$	345.95

# **Summer Woods Community Development District**

# Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Robert Half International, Inc.	000316	56158043	Weekly Pay for Mygrants, Pauline 07/20	\$	350.98
Robert Half International, Inc.	000316	56196872	Weekly Pay for Mygrants, Pauline 08/20	\$	50.32
Solitude Lake Management, LLC	000322	PI-A00436683	Lake & Pond Management - Wetland 07/20	\$	523.00
Solitude Lake Management, LLC	000322	PI-A00436684	Lake & Pond Management - Aquatic 07/20	\$	603.00
Solitude Lake Management, LLC	000331	PI-A00468553	Lake & Pond Management - Wetland 09/20	\$	523.00
Solitude Lake Management, LLC	000331	PI-A00468554	Lake & Pond Management - Aquatic 09/20	\$	603.00
Sun State Landscape Management, Inc.	000317	31880	Irrigation Repair 08/20	\$	488.56
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000328	62521	Janitorial Service 09/20	\$	1,095.00
Report Total				\$	30,459.91

# Tab 3

Summer Woods CDD - Series 2020, Requisitions for Payment					
Requisition No.	Vendor		Amount		
23	RIPA & Associates, LLC	\$	137,909.96		
24	RIPA & Associates, LLC	\$	94,561.61		
25	Morris Engineering & Consulting, LLC	\$	825.00		
26	Forterra Pipe & Precast, LLC	\$	85,995.60		
27	Ferguson Waterworks	\$	174,973.46		
28	NOT USED				
29	RIPA & Associates, LLC	\$	15,283.12		
30	RIPA & Associates, LLC	\$	277,915.50		
31	RIPA & Associates, LLC	\$	348,643.91		
32	Morris Engineering & Consulting, LLC	\$	6,825.00		
33	RIPA & Associates, LLC	\$	241,371.99		
34	RIPA & Associates, LLC	\$	25,181.10		
35	RIPA & Associates, LLC	\$	29,776.50		
36	Atlantic TNG	\$	9,616.85		
37	Morris Engineering & Consulting, LLC	\$	2,625.00		
38	Atlantic TNG	\$	6,996.75		
39	Atlantic TNG	\$	5,814.00		
40	RIPA & Associates, LLC	\$	48,092.21		
41	RIPA & Associates, LLC	\$	257,238.48		
42	Morris Engineering & Consulting, LLC	\$	3,750.00		
	Total	\$	1,773,396.04		

# Tab 4

			CI	HANGE ORDER NO16			
Date of I	ssuance:		Effective Date:				
Project:	Phase 1A Site Work	District: Sumr	ner Woods Community t District	District's Contract No.:			
Contract:	Contractor Agreement (assig	ned to the District	on June 4, 2018)	Date of Contract: February 8, 2018			
Contractor: Ripa & Associates, LLC				Architect's/Engineer's Project No.:			
The forego	ing agreement is modified as follows up	on execution of this Cha	inge Order:				
Description	: Add Summerwoods 2A COI	R#1 Plan Changes	- See Exhibit A attached he	ereto.			
Attachmen	ts:						
CHANGI	E IN CONTRACT PRICE:		CHANGE IN CONTRACT	TIMES:			
Original	Contract Price:			orking days Calendar days			
\$1,182,534.00			Times: Substantial completion (days or date): 02/12/2018				
			Ready for final p	ayment (days or date): 08/01/2018			
Increase/Decrease from prior Change Orders:		rders:	Increase/Decrease from previously approved Change Orders No to No:				
\$8	,298,711.28		Substantial completion (days):				
			Ready for final p	ayment (days):			
Contract	Price prior to this Change Order	:	Contract Times prior to this Change Order:				
\$9,4	181,245.28		Substantial comp	pletion (days or date):			
			Ready for final payment (days or date):				
Increase	/Decrease of this Change Order	:	Increase/Decrease of this	Change Order:			
(\$2	57,154.50)		Substantial completion (days or date):				
			Ready for final p	ayment (days or date):			
Contract	Price incorporating this Change	Order:	Contract Times with all app	proved Change Orders:			
\$9,2	224,090.78		Substantial comp	oletion (days or date): 09/01/2020			
			Ready for final p	ayment (days or date): 10/15/2020			
RECOM	MENDED BY:	ACCEPTED:		ACCEPTED:			
	ENGINEERING AND TING, LLC	SUMMER WOOD		RIPA & ASSOCIATES, LIC			
	TENGINEER 11/	DEVELOPMENT	DISTRICT	6rd			
	1060 MIC	Sty.	V Decede				

President 8-5-3090

District Engineer

8/5/20

Title:

Date:

## **EXHIBIT A**



### CIVIL | UTILITY CONSTRUCTORS

To:	Kolter Land Partners		Contacts	Adam Painter	
Address:	8875 Hidden River Parkway, Suite 150		Phone:	(813) 615-1244	
	Tampa, FL 33637		Faces	(813) 615-1461	
Project Name:	1948 Summerwoods 2A COR#1 Plan Changes		Bid Number:	20-001	
Project Location:	Moccasin Wallow Road, Palmetto, FL		Bid Date:	6/15/2020	
Item Description		Estimated Quantity	Unit	Unit Price	Total Price
DPO CREDIT - STORM		1.00	LS	(\$91,205.34)	(\$91,205.34)
DPO CREDIT - STORM		1.00		(\$47,510.13)	(\$47,510.13)
DPO CREDIT - SANITA		1.00		(\$40,756.23)	(\$40,756.23)
DPO CREDIT - SANITA		1.00		(\$26,504,02)	(\$26,504.02)
DPO CREDIT - WATER DPO CREDIT - RECLAI		1.00		(\$85,729.84)	(\$85,729.84)
DPO CREDES - RECLA	INEL MAIN	1.00		(\$59,763.39)	(\$59,763.39)
		10	tal Price for ab	ove Items:	(\$352,468.95)
GENERAL CONDITION PAYMENT & PERFORM		4.00			
PHILIDRI SCHERFOR		1.00		\$6,000.00	\$6,000.00
	, lota	Price for above GENI	ERAL CONDITI	ONS Items:	\$6,000.00
EARTHWORK					
ADDITIONAL CLEAFON CONSTRUCT REAR YA	IG DUE TO SILT FENCE RELOCATION	1.00	-	\$23,000.00	\$23,000.00
UURBINUUI KEAK YA	ND SWALE	420.00		\$20.00	\$8,400.00
		Total Price for a	bove EARTHW	ORK Items:	\$31,400.00
ROADWAY					
1" TYPE SP 9.5 ASPHA	LT	165.00		\$8.30	\$1,369.50
6" SHELL BASE 6" STABILIZED SUBGE	ane ton an	165.00		\$12.25	\$2,021.25
TRENCH CURB	CADE (LEK-RI)	163.00 120.00		\$7.50	\$1,237.50
SIGNAGE & STRIPING		1.00		\$18.75	\$2,250.00
SHELL TURNARCAIND			EACH	\$3,800.00	\$3,800.00
DESCE TORUS SUCCESSES	- ENCLODED		rabove ROADI	\$0.00	\$0.00
		TOTAL PROPERTY	T BUONE NUMBE	WAY Items:	\$10,678.25
STORM SEWER	ICTURES DUE TO PLAN CHANGES (MATERIAL	7.00	EACH	64 320 00	40 770 00
CALY)	Armany Golden (Note of 200 Gard)	1,00	EALH	\$1,250.00	\$8,750.00
	CTURES DUE TO PLAN CHANGES	3.00	EACH	\$1,775.00	\$5,325.00
14" X 23" CLASS III E	RCP STORM	56.00		\$58.00	\$3,248.00
14" X 23" ERCP MES			EACH	\$2,500.00	\$2,500.00
18" CLASS III RCP STO	DRM	-39.00		\$41.50	(\$1,618.50)
18" RCP MES		-1.00		\$2,150.00	(\$2,150.00)
		Total Price for abo	WE STORM SEV	WER Items:	\$16,054.50
SEED / SOD					
FLOATING TURBIDITY		70.00		\$10.85	\$759.50
SOD POND 22 SLOPES		1,268.00		\$2,65	\$3,360.20
SOD DITCH FROM PHA		4,355,00		\$2,65	\$11,540.75
SEED & MULCH DISTU ADJUSTMENTS	REED AREAS - DUE TO SILT FENCE	36,085.00	SY	\$0.25	\$9,021.25



#### CIVIL I UTILITY CONSTRUCTORS

To:	Kolter Land Partners	Contacts	Adam Painter
Addressa	8875 Hidden River Parkway, Suite 150	Phone:	(813) 615-1244
	Tampa, PL 33637	Faora	(813) 615-1461
Project Name:	1948 Summerwoods ZA CCR#1 Plan Changes	Bid Number:	20-001
Project Locations	Moccasin Wallow Road, Palmetto, FL	Bid Dates	6/15/2020

Total Price for above SEED / SOD Items: \$24,681.70

BMSP'S

SILT FENCE - REVISED SILT FENCE PLAN 5,000,00 LF \$1.30 \$6,500,00 Total Price for above BMP's Items:

Total Bid Price: (\$257,154.50)

### Notes:

- · CONSTRUCTION STARING & RECORD SURVEY BY OTHERS.
- GEOTECHNICAL/ MATERIALS TESTING IS BY OTHERS.
- \* PERMIT / INSPECTION FEES BY OTHERS.
- NO ALLOWANCE HAS BEEN MADE FOR TESTING, HANDLING, TREATING, REPROVING OR DISPOSING OF HAZARDOUS OR CONTAMINATED MATERIALS, SOILS, OR GROUNDWATER. IN ADDITION, REMOVAL AND DISPOSAL OF BURGED TRASH IS NOT INCLUDED.
- \* TELEPHONE, POWER, CABLE, IRRUGATION, ETC. CONDUIT AND SLEEVES BY OTHERS, UNLESS SPECIFIED.
- . UNLESS NOTED, WE HAVE NOT INCLUDED ANY ADJUSTMENTS/REMOVAL OR RELOCATION OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED WORK.
- ITEMS NOT INCLUDED ARE: IMPORT FILL; WELL ABANDONIMENT; LANDSCAPING; IRRUSATION; ROOT PRUNING; TREE TRIMMING; INVASIVE SPECIES REMOVAL; MITIGATION PLANTINGS; DEMOLITION; FENCE; AND PERIMETER WALLS.
   THIS PROPOSAL IS BASED ON CONSTRUCTION PLANS DATED 4/24/2020 REV 1.

			CHANGE ORDER NO17			
Date of Issuance:		Effecti	ve Date:			
Project: Phase 1A Site Work		Summer Woods Community pment District	District's Contract No.:			
Contract: Contractor Agreement (as	signed to the Di	strict on June 4, 2018)	Date of Contract: February 8, 2018			
Contractor: Ripa & Associates, LLC		i onderitoris, um comenti dibilitati penti penti and on musico peritori	Architect's/Engineer's Project No.:			
The foregoing agreement is modified as follows:	s upon execution of the	nis Change Order:				
Description: Add Summerwoods Phas	se 2B - See Exhi	bit A attached hereto.				
Attachments:						
CHANGE IN CONTRACT PRICE:		CHANGE IN CONTRAC	CT TIMES:			
Original Contract Price:		Original Contract Times:	Working days Calendar days			
\$1,182,534.00		Substantial co	empletion (days or date): 02/12/2018			
		Ready for fina	Ready for final payment (days or date): 08/01/2018			
Increase/Decrease from prior Change	Orders:	Increase/Decrease from	n previously approved Change Orders			
\$8,041,556.78		Substantial co	Substantial completion (days):			
		Ready for fina	l payment (days):			
Contract Price prior to this Change Or	der:	Contract Times prior to	his Change Order:			
\$9,224,090.78		Substantial co	empletion (days or date):			
		Ready for fina	I payment (days or date):			
Increase/Decrease of this Change On	der:	Increase/Decrease of th	is Change Order:			
\$1,778,990.00		Substantial co	Substantial completion (days or date):			
		Ready for fina	I payment (days or date):			
Contract Price incorporating this Chan	ge Order:	Contract Times with all a	approved Change Orders:			
\$11,003,080.78		Substantial co	Substantial completion (days or date): 09/01/2020			
		Ready for fina	I payment (days or date): 10/15/2020			
			1			
RECOMMENDED BY: MORRIS ENGINEERING AND CONSULTING, LLC DISTRICT ENGINEER  By:		O: VOODS COMMUNITY MENT DISTRICT	ACCEPTED: RIPA & ASSOCIATES, LLC  By:			
Title: District Engineer	Title: CHA	URMAN ()	Title: President			
8/5/20 Date:	Date:	Date: <u>\$-7-2020</u> Date:				

Date:



1409 Tech Boulevard Suite 1 Tampa, Florida 33619 Office: (813) 623-6777 Estimating Fax: (813) 663-6721 www.ripaconstruction.com

# **Summerwoods Phase 2B**

July 13, 2020



1409 Tech Boulevard Suite 1 Tampa, Florida 33619 Office: (813) 623-6777 Estimating Fax: (813) 663-6721 www.ripaconstruction.com

### **SUMMARY SHEET**

Bid #: 20-236

Bid Date: July 13, 2020

Project Name: Summerwoods Phase 2B

Project Location: Moccasin Wallow Road, Palmetto, FL

Engineer: Morris Engineering and Consulting

Plan Revision Date: 06/03/2020 Estimator: Curtis Mast

GENERAL CONDITIONS	\$36,850.00
EARTHWORK	\$282,945.00
ROADWAY	\$437,316.00
STORM SEWER	\$262,733.00
SEED / SOD	\$50,657.50
BMP's	\$21,134.00
SANITARY SEWER	\$241,072.50
WATERMAIN	\$245,627.00
RECLAIMED WATER	173,755.00
BOND	26,900.00

TOTAL BID:

\$1,778,990.00



### CIVIL | UTILITY CONSTRUCTORS

To:	Kolter Land Partners	Contact:	Greg Meath	
Address:	8875 Hidden River Parkway, Suite 150	Phone:	(813) 615-1244	
	Tam pa, FL 33637	Fax:	(813) 615-1461	
Project Name:	Summerwoods Phase 2B	Bid Number:	20-001	
Project Location:	Moccasin Wallow Road, Palmetto, FL	Bid Date:	7/14/2020	

MOBILIZATION   1.00   L5   \$35,500.00   \$35,000.00   \$3	Project Location: Moccasin Wallow Road, Palmetto, FL		Bid Date:	7/14/2020	
MOBILIZATION   1.00   LS \$35,500.00   \$35,000.00   \$35,	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
MAINTENANCE OF TRAFFIC  CONSERVATION SIGNS  Total Price for above GENERAL CONDITIONS Items:  **55,650.00**  **5	GENERAL CONDITIONS				
Total Price for above GENERAL CONDITIONS I berns:   \$36,650.00		1.00	L5		\$35,500.00
Total Price for above GENERAL CONDITIONS   1ems   \$36,650.00	MAINTENANCE OF TRAFFIC	1.00	L5	\$1,350.00	\$1,350.00
EARTHWORK  SITE EXCAVATION TO BALANCE  SITE EXCAVATION TO \$4.000  \$40.	CONSERVATION SIGNS	0.00	EACH	\$295.00	\$0.00
SITE EXCAVATION TO BALANCE         65,700.00         CY         \$3.65         \$252,945.00           EMBANKMENT         0.00         CY         \$0.00         \$30,000.00           Total Price for above EARTHW OR I Items:         \$282,945.00           TOTAL PRICE FOR ABOVE EARTHW OR I ITEMS:         \$282,945.00           TOTAL PRICE FOR ABOVE EARTHW OR I ITEMS:         \$282,945.00           TOTAL PRICE FOR ABOVE EARTHW OR I ITEMS:         \$282,945.00           TOTAL PRICE FOR ABOVE EARTHW OR I ITEMS:         \$282,945.00           TOTAL PRICE FOR ABOVE EARTHW OR I ITEMS:         \$282,945.00           STABILIZED SUBGRADE (LBR-40)         \$10,250.00         \$Y         \$1.30         \$12,550.50         \$Y         \$1.25         \$12,250         \$12,502.50         \$12,		Total Price for above GENI	ERAL COND	OITIONS Items:	\$36,850.00
EMBANKMENT FINAL GRADINS         0.00 CY \$0,000.00 \$30,000.00           TOTAL PRICE FOR above EARTHWORK I beam \$200,000.00           ROADWAY           "TYPE SP 9.5 ASPHALT         10,250.00 SY \$8.30         \$85,075.00         \$6" \$1,255.00 SY \$12.25         \$125,552.50         \$5" \$1,912.50         \$7" \$12.55 \$125,552.50         \$5" \$1,912.50         \$7" \$1,912.50 <td>EARTHWORK</td> <td></td> <td></td> <td></td> <td></td>	EARTHWORK				
Final Grading   1.00   1.50   1.00	SITE EXCAVATION TO BALANCE	65,700.00	CY	\$3.85	\$252,945.00
Total Price for above EARTHWORK I bems   \$282,945.00	EMBANKMENT	0.00	CY	\$0.00	\$0.00
### RADWAY  1" TYPE SP 9.5 ASPHALT 10,250.00 SY \$8.30 \$85,075.00 6" SHELL BASE 10,250.00 SY \$12.25 \$125,562.50 6" STABILIZED SUBGRADE (LBR-40) 12,570.00 SY \$7.50 \$94,275.00 SY \$7.50 SY \$9.99.50 SY \$9.90 SY \$9.99.50 SY \$9.	FINAL GRADING	1.00	LS	\$30,000.00	\$30,000.00
1"TYPE SP 9.5 ASPHALT 6"STABILIZED SUBGRADE (LBR-40) 11,5570.00 5"Y \$12.25 \$125,562.50 6" STABILIZED SUBGRADE (LBR-40) 12,570.00 5"Y \$7.50 \$94,275.00 MIAMI CURB 6,950.00 1F \$11.50 \$79,925.00 TYPE "D" CURB - TRENCH 1002.00 1F \$11.50 \$79,925.00 TYPE "D" CURB - TRENCH 1002.00 1F \$12.75 \$1,912.55 5"X 4" CONCRETE SIDEWALK 1,342.00 1F \$23.00 \$30,866.00 5" ADA HANDICAPPED RAMP 10.00 EACH \$950.00 \$1,900.00 \$1,9		Total Price for a	bove EART	HWORK Items:	\$282,945.00
6" SHELL BASE 10,250.00 5Y \$12.25 \$125,562 5C 6" STABILIZED SUBGRADE (LBR-40) 12,570.00 5Y \$7.50 \$94,275.00 MIAMI CURB 6,950.00 LF \$11.50 \$79,925.00 MIAMI CURB 6,950.00 LF \$11.50 \$79,925.00 SY \$7.50 \$94,275.00 SY \$7.50 \$94,275.00 MIAMI CURB 6,950.00 LF \$11.50 \$79,925.00 LF \$11.50 \$79,925.00 LF \$11.50 \$79,925.00 LF \$11.50 \$79,925.00 SY \$1.912.50 SY X 4" CONCRETE SIDEWALK 1,342.00 LF \$23.00 \$20,966.00 \$1.90.00 EACH \$950.00 \$1,900.00 \$1.900.00 \$	ROADWAY				
6" SHELL BASE (10,250.00 5Y \$12.25 \$125,562.50 6" STABILIZED SUBGRADE (LBR-40) 12,570.00 5Y \$7.50 \$94,275.00 \$12,570.00 5Y \$7.50 \$94,275.00 \$12,570.00 5Y \$7.50 \$94,275.00 \$12,570.00 5F \$111.50 \$79,925.00 \$12,570.00 5F \$111.50 \$79,925.00 \$12,570.00 5F \$111.50 \$79,925.00 \$12,570.00 5F \$111.50 \$79,925.00 \$100.00 5F \$11.50 \$7,925.00 \$100.00 5F \$11.50 \$7,925.00 \$100.00 5F \$10,000 \$1,000.0	1" TYPE SP 9.5 ASPHALT	10,250.00	5Y	\$8.30	\$85,075.00
MIAMI CURB    102,00   1F	6" SHELL BASE	10,250.00	SY	\$12.25	\$125,562.50
TYPE "D" CURB - TRENCH  102.00 LF \$18.75 \$1,912.50 5' X 4" CONCRETE SIDEWALK  5' X 4" CONCRETE SIDEWALK  1,342.00 LF \$23.00 \$30,866.00 \$30,866.00 \$5' ADA HANDICAPPED RAMP  10.00 EACH \$950.00 \$9,500.00 \$1,30	6" STABILIZED SUBGRADE (LBR-40)	12,570.00	SY	\$7.50	\$94,275.00
5' X 4" CONCRETE SIDEWALK 5' ADA HANDICAPPED RAMP 10.00 EACH \$950.00 \$9,500.00 TEMP STRIPING 1.00 L5 \$1,300.00 \$1,300.00 SIGNAGE & STRIPING 1.00 L5 \$8,900.00 \$8,900.00 Total Price for above ROAD WAY Items: \$437,316.00  STORM SEWER  CONNECT TO EXISTING STORM 5.00 EACH \$3,500.00 \$17,500.00 MANATEE CO. CLRB INLET 8.00 EACH \$4,475.00 \$35,600.00 MANATEE CO. CLRB INLET 8.00 EACH \$4,475.00 \$35,600.00  24" CLASS III RCP STORM 104.00 LF \$56.00 \$50,464.00 DEWATERING 1.00 L5 \$6,450.00 \$50,464.00 STORM SEWER TESTING 1.00 L5 \$6,450.00 \$6,450.00 STORM SEWER TESTING 1.00 L5 \$6,450.00 \$6,450.00 STORM SEWER TESTING 1.00 L5 \$5,699.60 \$6,899.60 SOB "X 60" CLASS III RCP STORM CROSING W/MES (DOUBLE) 146.00 LF \$684.90 \$99,995.40 CONSTRUIT DITCH W/RIP RAP 1.00 L5 \$35,000.00 \$35,000.00 ABANDON DEWATERING PIPE 1.00 L5 \$35,000.00 \$2,800.00  Total Price for above STORM SEWER Items: \$262,733.00  SEED / SOD SOD 2' BOC / EOP - BAHIA 1,550.00 SY \$2.65 \$41,07.50 SOD POND SLOPES / PERIMETER SLOPES - BAHIA 12,000.00 SY \$2.65 \$31,800.00 SEED & MULCH DISTURBED AREAS 59,000.00 SY \$2.65 \$31,800.00	MIAMI CURB	6,950.00	LF	\$11.50	\$79,925.00
5' ADA HANDICAPPED RAMP  10.00 EACH \$950.00 \$9,500.00  TEMP STRIPING  1.00 L5 \$1,300.00 \$1,300.00  Total Price for above ROADWAY Items: \$437,316.00  TOTAL PRICE FOR BOVE ROADWAY ITEMS: \$437,316.00  STORM SEWER  CONNECT TO EXISTING STORM  MANATEE CO. CLRB INLET  CONNECT TO EXISTING STORM  MANATEE CO. CLRB INLET  SOU EACH \$3,500.00 \$17,500.00  MANATEE CO. CLRB INLET  SOU EACH \$4,475.00 \$35,800.00  24' CLASS III RCP STORM  G64.00 LF \$56.00 \$50,464.00  DEWATERING  STORM SEWER TESTING  STORM SEWER TESTING  STORM SEWER TESTING  1.00 L5 \$8,899.60 \$8,999.995.40  STORM SEWER TESTING  SOU CLASS III RCP STORM CROSING W/MES (DOUBLE)  TOTAL PRICE FOR ABOVE STORM SEWER ITEMS: \$262,733.00  SEED / SOD  SEED / SOD  SOD 2' BOC / EOP - BAHIA  1,550.00 SY \$2.65 \$41,07.50  SEED & MULCH DISTURBED AREAS  59,000.00  SY \$2.65 \$31,800.00  SEED & MULCH DISTURBED AREAS  59,000.00  SY \$2.65 \$31,800.00	TYPE "D" CURB - TRENCH	102.00	LF	\$18.75	\$1,912.50
TEMP STRIPING 1.00 LS \$1,300.00 \$1,3	5' X 4" CONCRETE SIDEWALK	1,342.00	LF	\$23.00	\$30,866.00
SIGNAGE & STRIPING   1.00 L5	5' ADA HANDICAPPED RAMP	10.00	EACH	\$950.00	\$9,500.00
Total Price for above ROADWAY Items: \$437,316.00	TEMP STRIPING	1.00	LS	\$1,300.00	\$1,300.00
### STORM SEWER  CONNECT TO EXISTING STORM  \$.00 EACH \$3,500.00 \$17,500.00 MANATEE CO. CURB INLET  \$.00 EACH \$4,475.00 \$35,800.00 \$24" CLASS III RCP STORM  \$.00 EACH \$4,475.00 \$35,800.00 \$24" CLASS III RCP STORM  \$.00 EBCH \$76.00 \$50,464.00 \$	SIGNAGE & STRIPING	1.00	L5	\$8,900.00	\$8,900.00
CONNECT TO EXISTING STORM  MANATEE CO. CLIRB INLET  8.00 EACH \$4,475,00 \$35,800.00  24" CLASS III RCP STORM  104.00 LF \$56,00 \$5,824.00  30" CLASS III RCP STORM  664.00 LF \$76,00 \$50,464.00  DEWATERING  1.00 LS \$6,450.00 \$6,450.00  STORM SEWER TESTING  1.00 LS \$8,899.60 \$8,899.60  38" X 60" CLASS III RCP STORM CROSING W/MES (DOUBLE)  146.00 LF \$684.90 \$99,995.40  CONSTRUIT DITCH W/RIP RAP  1.00 LS \$35,000.00  48ANDON DEWATERING PIPE  1.00 LS \$35,000.00  \$2,800.00  Total Price for above STORM SEWER Items:  \$262,733.00  SEED / SOD  SOD 2' BOC / EOP - BAHIA  1,550.00 SY \$2.65 \$4,107.50  SEED & MULCH DISTURBED AREAS  59,000.00  \$14,750.00		Total Price fo	r above RO	ADWAY Items:	\$437,316.00
MANATEE CO. CLIRB INLET  8.00 EACH \$4,475.00 \$35,800.00 24" CLASS III RCP STORM  104.00 LF \$56,00 \$5,824.00 30" CLASS III RCP STORM  664.00 LF \$76,00 \$50,464.00 DEWATERING  1.00 LS \$6,450.00 \$6,450.00 STORM SEWER TESTING  1.00 LS \$8,899.60 \$8,899.60 38" X 60" CLASS III RCP STORM CROSING W/MES (DOUBLE)  146.00 LF \$684.90 \$99,995.40 CONSTRUIT DITCH W/RIP RAP  1.00 LS \$35,000.00 48ANDON DEWATERING PIPE  1.00 LS \$35,000.00 \$2,800.00  Total Price for above STORM SEWER Items:  \$262,733.00  SEED / SOD  SOD 2' BOC / EOP - BAHIA  1,550.00 SY \$2.65 \$4,107.50 SOD POND SLOPES / PERIMETER SLOPES - BAHIA  12,000.00 SY \$2.65 \$31,800.00 SEED & MULCH DISTURBED AREAS  59,000.00 SY \$0.25 \$14,750.00	STORM SEWER				
24" CLASS III RCP STORM  30" CLASS III RCP STORM  664.00 LF \$56.00 \$50,824.00  DEWATERING  51.00 LS \$6,450.00 \$6,450.00  STORM SEWER TESTING  30" CLASS III RCP STORM CROSING W/MES (DOUBLE)  100 LS \$8,899.60 \$8,899.60  \$8,899.60 \$99,995.40  CONSTRUIT DITCH W/RIP RAP  1.00 LS \$35,000.00 \$35,000.00  ABANDON DEWATERING PIPE  1.00 LS \$35,000.00 \$2,800.00  Total Price for above STORM SEWER Items:  \$262,733.00  SEED / SOD  SOD 2' BOC / EOP - BAHIA  1,550.00 SY \$2.65 \$4,107.50  SOD POND SLOPES / PERIMETER SLOPES - BAHIA  12,000.00 SY \$2.65 \$31,800.00  SEED & MULCH DISTURBED AREAS  59,000.00 SY \$0.25 \$14,750.00		5.00	EACH	\$3,500.00	\$17,500.00
30" CLASS III RCP STORM  664.00 LF \$76.00 \$50,464.00  DEWATERING  1.00 L5 \$6,450.00 \$6,450.00  STORM SEWER TESTING  1.00 L5 \$8,899.60 \$8,899.60  38" X 60" CLASS III RCP STORM CROSING W/MES (DOUBLE)  146.00 LF \$684.90 \$99,995.40  CONSTRUIT DITCH W/RIP RAP  1.00 LS \$35,000.00 \$35,000.00  ABANDON DEWATERING PIPE  1.00 LS \$2,800.00 \$2,800.00  Total Price for above STORM SEWER Items: \$262,733.00  SEED / SOD  SOD 2' BOC / EOP - BAHIA  1,550.00 SY \$2.65 \$4,107.50  SOD POND SLOPES / PERIMETER SLOPES - BAHIA  12,000.00 SY \$2.65 \$31,800.00  SEED & MULCH DISTURBED AREAS  59,000.00 SY \$0.25 \$14,750.00	MANATEE CO. CURB INLET	8.00	EACH	\$4,475.00	\$35,800.00
DEWATERING  1.00 L5 \$6,450.00 \$6,450.00 \$5,000.00 \$5,000.00 \$6,450.00 \$5,000.00 \$6,450.00 \$5,000.00 \$6,450.00 \$5,000.00 \$6,450	24" CLASS III RCP STORM	104.00	LF	\$56.00	\$5,824.00
\$1.00 L5 \$8,899.60 \$8,899.60 \$8,899.60 \$8,899.60 \$8,899.60 \$8,899.60 \$9,995.40 \$9,000.00 \$9,000.	30" CLASS III RCP STORM	664.00	LF	\$76.00	\$50,464.00
38" X 60" CLASS III RCP STORM CROSING W/MES (DOUBLE)  146.00 LF \$684.90 \$99,995.40  CONSTRCUT DITCH W/RIP RAP  1.00 LS \$35,000.00 \$35,000.00  ABANDON DEWATERING PIPE  1.00 LS \$2,800.00  \$2,800.00  Total Price for above STORM SEWER Items: \$262,733.00  SEED / SOD  SOD 2' BOC / EOP - BAHIA  1,550.00 SY \$2.65 \$4,107.50  SOD POND SLOPES / PERIMETER SLOPES - BAHIA  12,000.00 SY \$2.65 \$31,800.00  SEED & MULCH DISTURBED AREAS  59,000.00 SY \$0.25 \$14,750.00	DEWATERING	1.00	LS	\$6,450.00	\$6,450.00
CONSTRCUT DITCH W/RIP RAP 1.00 LS \$35,000.00 \$35,000.00 ABANDON DEWATERING PIPE 1.00 LS \$2,800.00 \$2,800.00  Total Price for above STORM SEWER Items: \$262,733.00  SEED / SOD SOD 2' BOC / EOP - BAHIA 1,550.00 SY \$2.65 \$4,107.50 SOD POND SLOPES / PERIMETER SLOPES - BAHIA 12,000.00 SY \$2.65 \$31,800.00 SEED & MULCH DISTURBED AREAS 59,000.00 SY \$0.25 \$14,750.00		1.00	L5	\$8,899.60	\$8,899.60
ABANDON DEWATERING PIPE 1.00 L5 \$2,800.00 \$2,800.00  Total Price for above STORM SEWER Items: \$262,733.00  SEED / SOD  SOD 2' BOC / EOP - BAHIA 1,550.00 SY \$2.65 \$4,107.50  SOD POND SLOPES / PERIMETER SLOPES - BAHIA 12,000.00 SY \$2.65 \$31,800.00  SEED & MULCH DISTURBED AREAS 59,000.00 SY \$0.25 \$14,750.00	38" X 60" CLASS III RCP STORM CROSING W/MES (DOUBLE)	146.00	LF	\$684.90	\$99,995.40
Total Price for above STORM SEWER Items:   \$262,733.00	CONSTRUCT DITCH W/RIP RAP	1.00	LS	\$35,000.00	\$35,000.00
SEED / SOD           50D 2' BOC / EOP - BAHIA         1,550.00         SY         \$2.65         \$4,107.50           50D POND SLOPES / PERIMETER SLOPES - BAHIA         12,000.00         SY         \$2.65         \$31,800.00           5EED & MULCH DISTURBED AREAS         59,000.00         SY         \$0.25         \$14,750.00	ABANDON DEWATERING PIPE				\$2,800.00
SOD 2' BOC / EOP - BAHIA       1,550.00       SY       \$2.65       \$4,107.50         SOD POND SLOPES / PERIMETER SLOPES - BAHIA       12,000.00       SY       \$2.65       \$31,800.00         SEED & MULCH DISTURBED AREAS       59,000.00       SY       \$0.25       \$14,750.00		Total Price for abo	ve STORM	SEWER Items:	\$262,733.00
SOD POND SLOPES / PERIMETER SLOPES - BAHIA       12,000.00       5Y       \$2.65       \$31,800.00         SEED & MULCH DISTURBED AREAS       59,000.00       5Y       \$0.25       \$14,750.00					
SEED & MULCH DISTURBED AREAS 59,000.00 SY \$0.25 \$14,750.00					\$4,107.50
42,000					\$31,800.00
Total Price for above SEED / 50D Items: \$50,657.50	SEED & MULCH DISTURBED AREAS	59,000.00	SY	\$0.25	\$14,750.00
		Total Price for	above SEEI	D / 50D Items:	\$50,657.50



### CIVIL | UTILITY CONSTRUCTORS

Contact

3.00 EACH

3.00 EACH

36.00 EACH

20.00 EACH

4.00 EACH

15.00 EACH

3.00 EACH

2.00 EACH

45.00 EACH

350.00 LF

3,380.00 LF

Total Price for above WATERMAIN Items:

\$525.00

\$11,630.00

\$1,250.00

\$2,400.00

\$1,100.00

\$1,600.00

\$1,250.00

\$385.00

\$13.40

\$23.00

\$825.00

Greg Meath

To:

8" MJ TEE

6" MJ TEE

DOUBLE SERVICE

SINGLE SERVICE

**RECLAIMED WATER** 

CONNECT TO EXISTING RECLAIM

6" PVC RECLAIMED MAIN (DR 18)

6" GATE VALVE ASSEMBLY

BLOWOFF ASSEMBLY

DOUBLE SERVICE

2" RECLAIMED WATER SERVICE PIPE

BLOWOFF ASSEMBLY / AUTO FLUSHER

Kolter Land Partners

Address:	8875 Hidden River Parkway, Suite 150		Phone:	(813) 615-1244	
	Tampa, FL 3363,7		<b>Fax:</b>	(813) 615-1461	
Project Name:	Summerwoods Phase 2B		Bid Number:	20-001	
Project Location:	Moccasin Wallow Road, Palmetto, FL		Bid Date:	7/14/2020	
Item Description		Estimated Quantity	Unit	Unit Price	Total Pric
BMP's					
SILT FENCE		4,000.00	LF	\$1,30	\$5,200.0
NPDES COMPLIANCE		1,00	LS	\$11,500.00	\$11,500.
FLOATING TURBIDIT	Y BARRIER	40.00	LF	\$10.85	\$434.0
CONSTRUCTION ENT	RANCE	1.00	LS	\$4,000.00	\$4,000.
		Total Pri	ce for above B	MP's Items:	\$21,134.0
SANITARY SEWER					
CONNECT TO EXIST IN	NG MANHOLE	4.00	EACH	\$4,250.00	\$17,000.0
B" PVC (0-6' CUT)		1,914.00	LF	\$39.75	\$76,081.5
8" PVC (6'-8' CUT)		588.00	LF	\$40.75	\$23,961.0
SANITARY MANHOLE	(0'-6' CUT)	12.00	EACH	\$3,430.00	\$41,160.0
ADJUST EXISTING MA	ANHOLES	1.00	EACH	\$500.00	\$500.0
DOUBLE SERVICE		44.00	EACH	\$1,200.00	\$52,800.0
SINGLE SERVICE		6.00	EACH	\$745.00	\$4,470.0
DOUBLE SERVICE - EX	XISTING MAINLINE	1.00	EACH	\$3,600.00	\$3,600.0
ABANDON DEWATERI	ING PIPE	1,00	L5	\$21,500.00	\$21,500.0
		Total Price for above	SANITARY SE	WER Items:	\$241,072.5
WATERMAIN					
TEMPORARY JUMPER	/ CONNECT	4.00	EACH	\$4,400.00	\$17,600.0
FIRE HYDRANT ASSEN	MBLY	3.00	EACH	\$5,475.00	\$16,425.0
2" WATER SERVICE PI	IPE	150,00	LF	\$13.40	\$2,010.0
" PVC WATER MAIN	(DR 18)	480.00	LF	\$20.65	\$9,912.0
B" PVC WATER MAIN	(DR 18)	3,000.00	LF	\$26.40	\$79,200.0
2" GATE VALVE ASSEMBLY		1.00	EACH	\$815.00	\$815.0
6" GATE VALVE ASSEMBLY		2.00	EACH	\$1,100.00	\$2,200.0
3" GATE VALVE ASSEMBLY		13.00	EACH	\$1,500.00	\$19,500.0
MITEE		0.00	-a-i		

\$1,575.00

\$34,890.00

\$45,000.00

\$16,500.00

\$9,600.00

\$4,690.00

\$77,740.00

\$16,500.00

\$1,155.00

\$3,200.00

\$245,627.00



#### CIVIL | UTILITY CONSTRUCTORS

To:	Kolter Land Partners	Contact	Greg Meath
Address:	8875 Hidden River Parkway, Suite 150	Phone:	(813) 615-1244
	Tam pa, FL 33637	<b>Fax:</b>	(813) 615-1461
Project Name:	Summerwoods Phase 28	Bid Number:	20-001
Project Location:	Moccasin Wallow Road, Palmetto, FL	Bid Date:	7/14/2020

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
SINGLE SERVICE	6,00	EACH	\$770.00	\$4,620.00
	Total Price for above R	ECLAIMED	WATER Items:	\$173,755.00
BOND				
PAYMENT & PERFORMANCE BOND	1.00	LS	\$26,900.00	\$26,900.00
	Total Pri	ce for abo	ve BOND Items:	\$26,900.00

Total Bid Price: \$1,778,990.00

#### Notes:

- · CONSTRUCTION STAKING & RECORD SURVEY BY OTHERS.
- . GEOTECHNICAL/ MATERIALS TESTING IS BY OTHERS.
- . BONDING NOT INCLUDED. IF REQUIRED, PLEASE ADD 1.25%.
- . PERMIT / INSPECTION FEES BY OTHERS.
- . ASSUMES DISCING SHALL BE ACCEPTED BY THE GEOTECHNICAL ENGINEER.
- ASSUMES PAD ELEVATION IS 6" BELOW FINISH FLOOR (+/- 0.10' TOLERANCE).
- THIS PROPOSAL IS BASED ON EXISTING TOPO NOTED ON THE DRAWINGS BEING ACCURATE WITHIN 0.2 FEET AT ANY GIVEN LOCATION. TOPO VERIFICATION MAY BE REQUIRED PRIOR TO FINAL CONTRACT.
- THIS PROPOSAL IS BASED ON A GEOTECHNICAL REPORT PROVIDED BY UNIVERSAL ENGINEERING, DATED 04/04/2015.
- THIS PROPOSAL IS BASED ON ALL ONSITE CUT MATERIAL, INCLUDING MATERIAL FROM PIPE TRENCHES, BEING USABLE FOR STRUCTURAL! PAYEMENT AREAS AND TRENCH BACKFILL, REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL IS NOT INCLUDED.
- NO ALLOWANCE HAS BEEN MADE FOR TESTING, HANDLING, TREATING, REMOVING OR DISPOSING OF HAZARDOUS OR CONTAMINATED MATERIALS, SOILS, OR GROUND WATER. IN ADDITION, REMOVAL AND DISPOSAL OF BURIED TRASH IS NOT INCLUDED.
- TELEPHONE, POWER, CABLE, IRRIGATION, ETC. CONDUIT AND SLEEVES BY OTHERS, UNLESS SPECIFIED.
- . UNLESS NOTED, WE HAVE NOT INCLUDED ANY ADJUSTMENTS/REMOVAL OR RELOCATION OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED WORK.
- ITEMS NOT INCLUDED ARE: IMPORT FILL; WELL ABANDONMENT; LANDSCAPING; IRRIGATION; ROOT PRUNING; TREE TRIMMING; INVASIVE SPECIES REMOVAL; MITIGATION PLANTINGS; DEMOLITION; FENCE; AND PERIMETER WALLS.

  THIS PROPOSAL IS BASED ON CONSTRUCTION PLANS DATED 06/03/2020.

ACCEPTED:	CONFIRMED:
The above prices, specifications and conditions are satisfactory and are hereby accepted.	Ripa & Associates
Buyer:	
Signature:	Authorized Signature:
Date of Acceptance:	Estimator: Curtis Mast
	cmast@ripacconstruction.com

# Tab 5

### **RESOLUTION 2021-01**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Summer Woods Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 5, 2020, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

# NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The following persons are found, certified, and declared to have been
duly elected as Supervisors of and for the District, having been elected by the votes
cast in their favor as shown:
votes

\_\_\_\_ votes

Section 2. In accordance with Section of the number of votes cast for the persons are declared to have been ele	respective Supervisors,	the above-named
	4 Year Term	Seat 1
	4 Year Term	Seat 2
	2 Year Term	Seat 3
Section 3. This resolution shall becom	·	
TAGES AND ABOUTED THIS OTHER	SUMMER WOODS CONTROL DEVELOPMENT DIS	OMMUNITY
	CHAIRMAN/VICE CH	AIRMAN
ATTEST:		

#### **RESOLUTION 2020-02**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT APPOINTING [AND REMOVING] OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Summer Woods Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint [and remove] Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT:

Section 1.		is appointed Chairman.
Section 2.		is appointed Vice Chairman.
Section 3.		is appointed Assistant Secretary.
		is appointed Assistant Secretary.
		is appointed Assistant Secretary.
	Belinda Blandon	is appointed Assistant Secretary.
	Taylor Nielsen	is appointed Assistant Secretary.
-	Melissa Dobbins	is appointed Assistant Secretary.
Section 4.	Joe Roethke is hereby rem	oved as Assistant Secretary.
Section 5.	This Resolution shall become	me effective immediately upon its adoption.
PASSED A	AND ADOPTED THIS 5TH	DAY OF NOVEMBER, 2020.
		SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
		CHAIRMAN / VICE CHAIRMAN
ATTEST:		
SECRETARY / A	SSISTANT SECRETARY	

### FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This FIRST Addendum to the Contract for Professional District Services (this "Addendum"), is made and entered into as of the \_\_\_\_\_\_\_, 2020 (the "Effective Date"), by and between Summer Woods Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the "District"), and Rizzetta & Company, Inc., a Florida corporation (the "Consultant").

#### **RECITALS**

**WHEREAS**, the District and the Consultant entered into the Contract for Professional District Services dated <u>October 1st, 2018</u> (the "**Contract**"), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.



Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

### **ACCEPTED BY:**

RIZZETTA & COMPANY, INC.	
BY:	
PRINTED NAME:	William J. Rizzetta
TITLE:	President
DATE:	
WITNESS:	Signature
	Print Name
SUMMER WOODS COMMUNIT	Y DEVELOPMENT DISTRICT
BY:	
PRINTED NAME:	
TITLE:	Chairman/Vice Chairman
DATE:	
ATTES	ST:
	Vice Chairman/Assistant Secretary Board of Supervisors
	Print Name

**Exhibit B** – Schedule of Fees



### **EXHIBIT B**

Schedule of Fees

### STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	
ANNUALLY		
Management:	\$ 1,725.25	\$20,703
Administrative:	\$ 386.25	\$ 4,635
Accounting:	\$ 1,545.00	\$18,540
Financial & Revenue Collections: Assessment Roll <b>(1)</b> :	\$ 309.00	\$ 3,708 \$ 5,150
Total Standard On-Going Services:	\$ 3,965.50	\$52,736

(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.



### **ADDITIONAL SERVICES:**

Extended and Continued Meetings	Hourly	\$ 180.25
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to		
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public		
Records Requests	Hourly	Upon Request

### **PUBLIC RECORDS REQUESTS FEES:**

JOB TITLE:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

••-	
Senior Manager	\$ 54.00
District Manager	\$ 42.00
Accounting & Finance Staff	\$ 29.00
Administrative Support Staff	\$ 25.00

LITIGATION SUPPORT SERVICES: Hourly Upon Request

### **ADDITIONAL THIRD-PARTY SERVICES:**

Pre-Payment Collections/Estoppel/Lien Releases:

Lot/ Homeowner Per Occurrence Upon Request



**HOURLY RATE:** 



This instrument was prepared by and upon recording should be returned to:

HOPPING GREEN & SAMS, P.A. 119 South Monroe Street, Suite 300 Tallahassee, Florida 32301

### CONSENT AND JOINDER OF LANDOWNER FOR THE AMENDMENT OF THE BOUNDARIES OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

The undersigned is the owner of certain lands which are more fully described as the "Expansion Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Summer Woods Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be added to the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be added to the District. The undersigned hereby requests and consents to addition of the Property to the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District; provided however that the final County hearing on a boundary amendment ordinance shall not occur until after the Property is transferred to VK Summerwoods LLC. The undersigned further agrees that this consent shall be deemed to run with the Property and be binding upon the owner and its successors and assigns as to the Property or portions thereof.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

### Executed this 5th day of November, 2020.

WITNESS	
By: Name:	
By: Name:	
STATE OF FLORIDA COUNTY OF	
The foregoing instrument was acknowledge this day of, 2020, by, on its behalf as identification.	ed before me by means ofphysical presence oronline notarization 
Nota	ry Public, State of Florida

**EXHIBIT A:** Legal Description

#### **BOUNDARY AMENDMENT FUNDING AGREEMENT**

This Agreement is made and entered into this 5th day of November, 2020, by and between:

**Summer Woods Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida, and whose mailing address is c/o Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 ("**District**"); and

**VK Summerwoods LLC**, a Delaware limited liability company, the owner and primary developer of lands within the boundaries of the District, and whose address is 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637 ("**Developer**").

#### RECITALS

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes ("Act") and by Ordinance No. 11-13, adopted by the Board of County Commissioners for Manatee County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure ("Ordinance"); and

**WHEREAS,** pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 268 acres of land; and

WHEREAS, the District desires to amend its boundaries ("Boundary Amendment") to add certain lands to the District's boundaries, of which Landowner is the sole landowner; and

WHEREAS, pursuant to Resolution 2021-03 the District has authorized the Boundary Amendment, and, in consideration, the Landowner has agreed to fund all managerial, engineering, legal and other fees and costs that the District incurs in connection with the Boundary Amendment ("Amendment Expenses"); and

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. **PROVISION OF FUNDS.** The Landowner agrees to make available to the District such monies as are necessary to fund the Amendment Expenses and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.
- 2. **DISTRICT USE OF FUNDS.** The District agrees to use the Amendment Expenses solely for the Boundary Amendment. The District agrees to use its good faith best efforts to proceed in an expeditious manner to effect the Boundary Amendment. The District shall not have any obligation to reimburse or repay the Landowner for funds made available to the District under this Agreement.

- 3. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.
- 4. **ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- 5. **AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.
- 6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.
- 7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 8. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.
- 9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

- 10. **ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.
- 11. **CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.
- 12. **TERMINATION.** Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach.
- 13. **PUBLIC RECORDS.** Landowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.
- 14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.
- 15. **SOVEREIGN IMMUNITY.** Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.
- 16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.
- 17. **COUNTERPARTS**. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.
- 18. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT	
By:	
Its:	
VK SUMMERWOODS LLC	
By: James P. Harvey	
Its: Vice President	

#### **RESOLUTION 2021-03**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY MANATEE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AUTHORIZING A FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Summer Woods Community Development District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"), and Manatee County Ordinance No. 11-13 ("Ordinance"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure; and

**WHEREAS,** the District presently consists of approximately 268 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to add certain lands ("Boundary Amendment"), as described in the attached Exhibit A ("Affected Parcels"), resulting in an amended boundary, as shown in Exhibit B; and

**WHEREAS,** the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS,** the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

**WHEREAS,** Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

**WHEREAS,** the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

**WHEREAS,** in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("Board"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

**WHEREAS,** the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT:

- **1. RECITALS.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, Florida Statutes, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation with Manatee County, Florida, as necessary to seek the amendment of the District's boundaries and to add those lands depicted in Exhibit A. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the Boundary Amendment.
- **3. AUTHORIZATION FOR AGENTS.** The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to Manatee County, Florida, to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibits A and B** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibits A and B** as confirmed by the Chairman is attached hereto.
- **4. FUNDING AGREEMENT.** The funding agreement attached hereto as **Exhibit C** is hereby authorized and approved, and the execution of such funding agreement is a necessary prerequisite to the other authorizations set forth herein.
  - **5. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

### PASSED AND ADOPTED this 5th day of November, 2020.

ATTEST:		SUMMER WOODS CDD
Assistant Sec	retary	Chairman/Vice-Chairman, Board of Supervisors
Exhibit A: Exhibit B: Exhibit C:	Legal Description of Contraction Parcel Legal Description of Revised Boundary Amendment Funding Agreement	