



Rizzetta & Company

Summer Woods Community Development District

**Board of Supervisors' Meeting
May 5, 2022**

**District Office:
9428 Camden Field Parkway
Riverview, FL 33578**

www.summerwoodscdd.org

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221

Board of Supervisors	Jim Harvey Greg Meath Candice Smith Troy Simpson Roger Aman	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Taylor Nielsen	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	KE Law Group
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 • 9428 CAMDEN FIELD PARKWAY, RIVERVIEW, FLORIDA 33578

www.SummerWoodsCDD.org

April 28, 2022

Board of Supervisors
**Summer Woods Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Summer Woods Community Development District will be held on **Thursday, May 5, 2022 at 9:00 a.m.** at the Trevesta Clubhouse, 6120 Trevesta Place, Palmetto, Florida 34221. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 3, 2022.....Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures for the Months of January, February, and March 2022.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Proposed Budget for Fiscal Year 2022/2023
 1. Consideration of Resolution 2022-07, Approving Proposed Budget & Setting Public Hearing Tab 3
 - B. Public Hearing on Uniform Method of Collection
 1. Consideration of Resolution 2022-08, Adopting Uniform Method of Collection Tab 4
 - C. Consideration of Resolution 2022-09, Instructing Supervisor of Elections to Conduct General Election Tab 5
 - D. Consideration of Resolution 2022-10, Designating Date, Time & Place of Landowners' ElectionTab 6
 - E. Consideration of Rep Services Inc. Trash Can ProposalTab 7
 - F. Consideration of Solitude Phase 2 Pond Maintenance AddendumTab 8
 - G. Consideration of Eco Logic Pond Maintenance ProposalsTab 9
 - H. Ratification of Change Order #10-12Tab 10
- 5. STAFF REPORTS**
 - A. Landscape Inspection Report & Responses Tab 11
 - B. Brightview Landscape Report..... Tab 12
 1. Consideration of Brightview Landscape Proposals..... Tab 13
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Presentation of District Manager Report Tab 14

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 (813) 533-2950.

Very truly yours,

Taylor Nielsen

Taylor Nielsen
District Manager

cc: Jere Earlywine, KE Law Group

MINUTES OF MEETING

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.

**SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Summer Woods Community Development District was held on **Thursday, February 3, 2022 at 9:00 a.m.** at the Trevesta Clubhouse located at 6120 Trevesta Place, Palmetto, Florida 34221.

Present and constituting a quorum were:

Greg Meath	Board Supervisor, Vice Chairman
Candice Smith	Board Supervisor, Assistant Secretary
Troy Simpson	Board Supervisor, Assistant Secretary
Roger Aman	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Matthew Huber	Regional Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel: KE Law Group (by phone)
Meredith Hammock	Representative, KE Law Group
John Toborg	Field Service Manager, Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Nielsen called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS **Public Comment**

Mr. Nielsen opened the floor to public comment. There were none.

THIRD ORDER OF BUSINESS **Acceptance of Adam Painter's Resignation**

Mr. Nielsen presented Adam Painter's Resignation to the Board for Acceptance.

On a Motion by Ms. Smith, seconded by Mr. Simpson, with all in favor, the Board approved Adam Painter's Resignation, for the Summer Woods Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Appointment to the Board

On a Motion by Ms. Smith, seconded by Mr. Simpson, with all in favor, the Board appointed Roger Aman to Seat 3, for the Summer Woods Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Field Manager Report

Mr. Toborg presented his report to the Board.

The Board requested a new trail behind the amenity center to be added to the landscape maintenance scope, and that we also have the retention area pictured in item 24 of the Field Services Report added for a 2x/year bushhog.

B. District Counsel

No report.

C. District Engineer

Not present and no report.

D. District Manager

Mr. Nielsen advised the next regular scheduled meeting of the Board of Supervisors is scheduled for Thursday, May 5, 2022 at 10:15 am.

1. Review of District Manager Report

Mr. Nielsen presented the District Manager Report to the Board.

The Board requested a use agreement be put in place with Trevesta HOA for the CDD to hold meetings at their Clubhouse for the remainder of the year.

On a Motion by Ms. Smith, seconded by Mr. Simpson, with all in favor, the Board approved to get a use agreement with the Trevesta HOA for the CDD to hold meetings at their Clubhouse for the remainder of the year, for the Summer Woods Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on November 4, 2021

Mr. Nielsen presented the minutes of the Board of Supervisor's Meeting held on November 4, 2021 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a Motion by Ms. Smith, seconded by Mr. Simpson, with all in favor, the Board approved the Minutes of the Board of Supervisors' held on November 4, 2021, for the Summer Woods Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the 2nd Audit Committee Meeting held on November 4, 2021

Mr. Nielsen presented the minutes of the 2nd Audit Committee Meeting held on November 4, 2021 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a Motion by Ms. Smith, seconded by Mr. Simpson, with all in favor, the Board approved the Minutes of the 2nd Audit Committee Meeting held on November 4, 2021, for the Summer Woods Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of October, November & December 2021

Mr. Nielsen advised that the Operations and Maintenance Expenditures for the period of October 1-31, 2021 totaled \$8,099.85, November 1-30, 2021 totaled \$55,443.44, and the Operations and Maintenance Expenditures for the period of December 1-31, 2021 totaled \$98,606.00. He asked if there were any questions regarding any item of Expenditure. There were none.

On a Motion by Ms. Smith, seconded by Mr. Simpson, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Months of October 2021 (\$8,099.85), November 2021 (\$55,443.44), and December 2021 (\$98,606.00), for the Summer Woods Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Brightview
Landscaping Enhancement Proposal**

Mr. Nielsen presented the Brightview Landscaping Enhancement Proposal to the Board.

On a Motion by Mr. Meath, seconded by Ms. Smith, with all in favor, the Board approved the Brightview Proposal for repairing turf spots in the entrance medians. District Manager is completing gathering full proposals for pond maintenance with a standardized scope to present all proposers, for the Summer Woods Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Pond Maintenance
Proposals**

1. Solitude Addendum Phase 2 Pond Maintenance

Mr. Nielsen presented the Solitude Addendum Phase 2 Pond Maintenance proposal to the Board. There were no comments or questions from the Board.

2. Sitex Aquatics Management Agreement

Mr. Nielsen presented the Sitex Aquatics Management Agreement to the Board. There were no comments or questions from the Board.

3. Eco Logic Agreement for Environmental Services

Mr. Nielsen presented the Eco Logic Agreement for Environmental Services to the Board.

On a Motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board approved the Eco Logic proposal for a one time mowing of the areas presented in his proposal, subject to addition of the strip along the entrance behind firefly place, Not to Exceed a total of \$5,500.00, for the Summer Woods Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of Change Orders 4-9

Mr. Nielsen presented Change Orders 4-9 to the Board for ratification.

On a Motion by Mr. Meath, seconded by Mr. Simpson, with all in favor, the Board ratified Change Orders 4-9, for the Summer Woods Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Arbitrage
Engagement Letter, Series 2021**

Mr. Nielsen presented the Arbitrage Engagement Letter, Series 2021 to the Board.

On a Motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board approved the Arbitrage Engagement Letter, Series 2021, for the Summer Woods Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04,
Setting Public Hearing regarding
Uniform Method for Special
Assessments**

Mr. Nielsen presented Resolution 2022-04, Setting Public Hearing regarding Uniform Method for Special Assessments to the Board.

On a Motion by Ms. Smith, seconded by Mr. Simpson, with all in favor, the Board adopted Resolution 2022-04, Setting Public Hearing regarding Uniform Method for Special Assessments, to be held on May 5, 2022 at 10:15 a.m., for the Summer Woods Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05,
Adopting Amended Prompt Payment
Policies**

Mr. Nielsen presented Resolution 2022-05, Adopting Amended Prompt Payment Policies to the Board.

On a Motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board adopted Resolution 2022-05, Adopting Amended Prompt Payment Policies, for the Summer Woods Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-06,
Authorizing Chair to Execute Plats**

Mr. Nielsen presented Resolution 2022-06, Authorizing Chair to Execute Plats to the Board.

On a Motion by Ms. Smith, seconded by Mr. Simpson, with all in favor, the Board adopted Resolution 2022-06, Authorizing Chair to Execute Plats, for the Summer Woods Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Ratification of Acquisition of
Hardscape, Landscape & Conduit
Improvements and Work Product**

Mr. Nielsen presented the Acquisition of Hardscape, Landscape & Conduit Improvements and Work Product to the Board for ratification.

On a Motion by Mr. Meath, seconded by Ms. Smith, with all in favor, the Board ratified the Acquisition of Hardscape, Landscape & Conduit Improvements and Work Product, for the Summer Woods Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Nielsen opened the room to Supervisor Requests and Comments. There were none.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

Mr. Nielsen stated there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a Motion by Mr. Simpson, seconded by Ms. Smith, with all in favor, the Board, Adjourned the Meeting at 9:40 a.m., for the Summer Woods Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA 33912

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

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Operation and Maintenance Expenditures January 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$46,161.51**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT US Holdings, Inc dba ADT Security Services	000580	143356857	Security System 01/22	\$ 92.08
BrightView Landscape Services, Inc	000590	7687463	Monthly Landscape Maintenance 01/22	\$ 8,990.83
BrightView Landscape Services, Inc	000581	7695572	Insect Treatments 12/21	\$ 1,333.75
BrightView Landscape Services, Inc	000590	7702920	Sod Replacement 12/21	\$ 1,959.50
BrightView Landscape Services, Inc	000590	7702921	Palm Replacement 12/21	\$ 546.21
BrightView Landscape Services, Inc	000590	7702922	Loropetalum Treatments 12/21	\$ 265.00
BrightView Landscape Services, Inc	000590	7702923	Plant and Tree Replacement 12/21	\$ 560.00
Campus Suite	000584	20085	Website & Compliance Services - Q2 FY21/22	\$ 384.38
Connerty Pools, Inc dba Suncoast Pool Service	000589	7934	Monthly Pool Cleaning & Maintenance 01/22	\$ 1,300.00
Disclosure Services LLC	000591	3	Amortization Schedule S2020 01/22	\$ 500.00
Eco-Logic Service, LLC	000582	1630	Maintenance of Enhancement Areas Phases 3 & 4 12/21	\$ 5,275.00
Frontier Communications	000592	941-776-8134-0604205 01/22	Internet Service 01/22	\$ 160.00
Homemade by Huseman, LLC	000583	1123	Emergency Exit Sign/Men's Urinal Divider Repair 12/21	\$ 385.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
KE Law Group, PLLC	000597	1053	Legal Services 12/21	\$ 3,254.71
Manatee County Utilities	000586	MCUD Summary 12/21	MCUD Summary 12/21	\$ 603.09
Department				
Peace River Electric Cooperative	000593	170982003 12/21	Amenity Center 12/21	\$ 1,334.58
Peace River Electric Cooperative	000598	Electric Summary 01/22	Electric Summary 01/22	\$ 111.49
Peace River Electric Cooperative	000587	Electric Summary 12/21	Electric Summary 12/21	\$ 111.05
Rizzetta & Company, Inc.	000588	INV0000064525	District Management Fees 01/22	\$ 4,744.84
Rizzetta & Company, Inc.	000599	INV0000064806	Dissemination Services FY 21/22	\$ 8,000.00
Solitude Lake Management, LLC	000594	PI-A00738741	Lake Management - Aquatic 01/22	\$ 655.00
TFR Cleaning Services, Inc dba	000585	69560	Janitorial Service 01/22	\$ 1,095.00
Jan-Pro of Manasota				
Timothy A. Gay dba Illuminations	000596	193122	Holiday Lighting & Decoration 12/21	\$ 4,500.00
Holiday Lighting, LLC				
Report Total				<u>\$ 46,161.51</u>

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA 33912

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

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Operation and Maintenance Expenditures February 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$35,811.41**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT US Holdings, Inc dba ADT Security Services	000600	143808725	Security System 02/22	\$ 95.68
BrightView Landscape Services, Inc	000608	7727404	Monthly Landscape Maintenance 02/22	\$ 8,990.83
BrightView Landscape Services, Inc	000601	7736291	Irrigation Repairs 01/22	\$ 2,307.08
BrightView Landscape Services, Inc	000601	7736293	Mainline Irrigation Repairs 01/22	\$ 452.43
Candice Smith	000609	CS020322	Board of Supervisors Meeting 02/03/22	\$ 200.00
Connerty Pools, Inc dba Suncoast Pool Service	000613	8021	Monthly Pool Cleaning & Maintenance 02/22	\$ 1,300.00
David Karshick dba Doody Free	000602	17533	Dog Station Install 01/22	\$ 975.00
David Karshick dba Doody Free	000602	17534	Dog Station Maintenance 01/22	\$ 130.00
Eco-Logic Service, LLC	000605	1697	Maintenance of Buffers & Upland Area Phases 1-4 01/22	\$ 12,700.00
Frontier Communications	000610	941-776-8134-0604205 02/22	Internet Service 02/22	\$ 160.00
Manatee County Utilities Department	000603	MCUD Summary 01/22	MCUD Summary 01/22	\$ 633.95
Peace River Electric Cooperative	000607	170982003 01/22	Amenity Center 01/22	\$ 1,289.44
Rizzetta & Company, Inc.	000604	INV0000065364	District Management Fees 02/22	\$ 4,744.84

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	000612	PI-A00753218	Lake Management - Aquatic 02/22	\$ 655.00
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000611	70010	Janitorial Service 02/22	\$ 1,095.00
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000606	871	Janitorial Supplies 01/22	<u>\$ 82.16</u>
Report Total				<u>\$ 35,811.41</u>

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA 33912

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

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Operation and Maintenance Expenditures March 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$45,795.63**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT US Holdings, Inc dba ADT Security Services	000614	144218185	Security System 03/22	\$ 95.68
BrightView Landscape Services, Inc	000626	7778967	Monthly Landscape Maintenance 03/22	\$ 8,990.83
BrightView Landscape Services, Inc	000623	7793786	Monthly Fertilization 02/22	\$ 3,050.00
BrightView Landscape Services, Inc	000623	7795025	Palm Tree Removal/Staking 02/22	\$ 546.21
BrightView Landscape Services, Inc	000623	7795026	Palm Tree Removal/Staking 02/22	\$ 1,092.42
BrightView Landscape Services, Inc	000623	7795027	Palm Tree Removal/Staking 02/22	\$ 1,030.39
BrightView Landscape Services, Inc	000634	7808307	Monthly Bush Hog/Shell Path maintenance 03/22	\$ 282.00
Connerty Pools, Inc dba Suncoast Pool Service	000621	7609	Monthly Pool Cleaning & Maintenance 09/21	\$ 1,300.00
Connerty Pools, Inc dba Suncoast Pool Service	000621	7674	Monthly Pool Cleaning & Maintenance 10/21	\$ 1,300.00
Connerty Pools, Inc dba Suncoast Pool Service	000629	8101	Monthly Pool Cleaning & Maintenance 03/22	\$ 1,300.00
David Karshick dba Doody Free	000615	18135	2 Dog Stations Install & Maintenance 02/22	\$ 844.00
David Karshick dba Doody Free	000630	18495	Dog Station Maintenance 03/22	\$ 194.00
Eco-Logic Service, LLC	000624	1748	Landscape Maintenance Phases 3 & 4/Brushcutting 02/22	\$ 10,425.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications	000627	941-776-8134-0604205	Internet Service 03/22	\$ 160.00
KE Law Group, PLLC	000616	03/22 1463	Legal Services 01/22	\$ 2,078.50
Manatee County Utilities Department	000617	MCUD Summary 02/22	MCUD Summary 02/22	\$ 402.21
Pavco Furniture, LLC dba	000622	ACFQ58607	50% Deposit Pool Lounge Chairs 02/22	\$ 585.00
Admiral Furniture, LLC				
Peace River Electric Cooperative	000628	170982003 02/22	Amenity Center 02/22	\$ 1,281.10
Peace River Electric Cooperative	000618	Electric Summary 02/22	Electric Summary 02/22	\$ 108.79
Regions Corporate Trust Operations	000619	99606	Trustee Fees Series 2020 03/01/22- 02/28/23	\$ 3,500.00
Rizzetta & Company, Inc.	000620	INV0000066280	District Management Fees 03/22	\$ 4,744.84
Solitude Lake Management, LLC	000632	PI-A00771160	Lake Management - Aquatic 03/22	\$ 655.00
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000625	70440	Janitorial Service 03/22	\$ 1,095.00
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000625	884	Janitorial Supplies 02/22	\$ 84.66
Wickliff S. Lespinasse dba Pink Flamingo Power Wash LLC	000631	2205	Clubhouse Roof Cleaning 02/22	<u>\$ 650.00</u>

Report Total

\$ 45,795.63

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Summer Woods Community Development District ("**District**") prior to June 15, 2022, a proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 4, 2022
HOUR:	10:15 a.m.
LOCATION:	Trevesta Clubhouse 6210 Trevesta Place Palmetto, FL 34221

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2022.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

RESOLUTION 2022-08

[EXPANSION PARCEL]

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Summer Woods Community Development District ("District") was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, effective September 1, 2021, the boundaries of the District were amended by Ordinance #21-30 of the Board of County Commissioners of Manatee County, Florida, to include approximately 133.329 acres of land to those lands within the boundaries of the District ("Expansion Parcel"); and

WHEREAS, the District desires to express its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying the cost of operating and maintaining its assessable improvements on lands located within the Expansion Parcel; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Manatee County for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District, upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the

boundaries of the real property subject to a levy of assessments located within the Expansion Parcel is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Manatee County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2022.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Legal Description

Exhibit A
Property Description

Description Sketch
(Not A Survey)

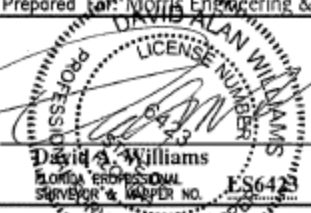

DESCRIPTION: A parcel of land lying in the North 1/2 of Section 24, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Center 1/4 corner of said Section 24, said point also being on the Northerly boundary of SUMMERWOODS - PHASE II, according to the plat thereof, as recorded in Plat Book 69, Pages 126 through 137, inclusive, of the Public Records of Manatee County, Florida, run thence along the South boundary of the Northwest 1/4 of said Section 24, N.89°48'45"W., a distance of 2586.27 feet to the Southwest corner thereof; thence along the West boundary of said Northwest 1/4 of Section 24, N.00°10'34"E., a distance of 2483.00 feet to a point on the Southerly right-of-way of Moccasin Wallow Road, according to that certain Deed, recorded in Official Records Book 277, Page 164, of the Public Records of Manatee County, Florida; thence along said Southerly right-of-way the following three (3) courses: 1) Easterly, 737.41 feet along the arc of a non-tangent curve to the right having a radius of 2251.83 feet and a central angle of 18°45'45" (chord bearing S.68°32'50"E., 734.11 feet); 2) S.59°09'58"E., a distance of 3630.65 feet; 3) Easterly, 1095.75 feet along the arc of a tangent curve to the left having a radius of 2904.93 feet and a central angle of 21°36'44" (chord bearing S.69°58'19"E., 1089.26 feet) to a point on the North boundary of the Southeast 1/4 of said Section 24; thence along said North boundary, N.89°43'11"W., a distance of 2245.52 feet to the **POINT OF BEGINNING**.

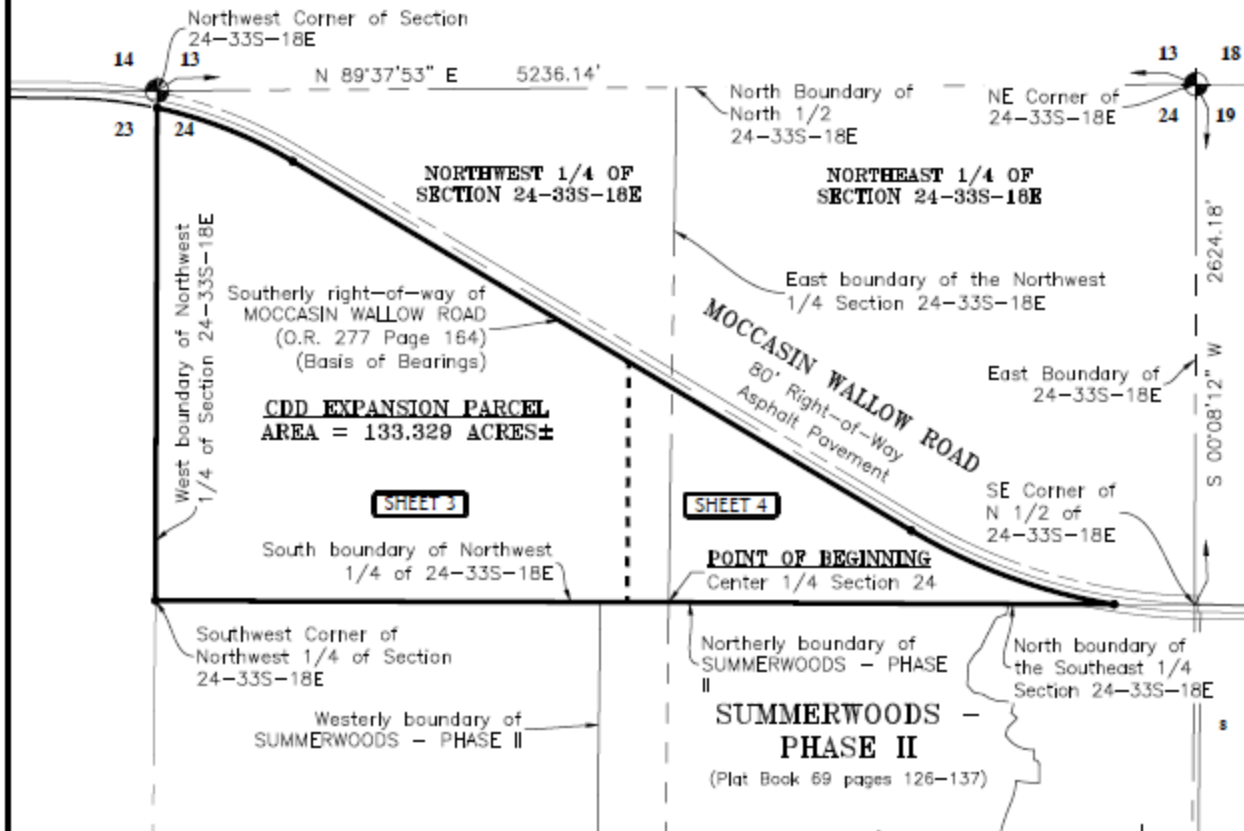
Containing 133.329 acres, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the Southwesterly Right-of-Way line of Moccasin Wallow Road, having a Grid bearing of S.59°09'58"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

See Sheet 2 for Overall Sketch See Sheets 3 & 4 for Sketch Details			Prepared For: Morris Engineering & Consulting Group, LLC	
PROJECT: SUMMERWOODS			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768	
PHASE: CDD Expansion Parcel				
DRAWN: JRH DATE: 11/13/20 CHECKED BY: CMA				
REVISIONS				
DATE	DESCRIPTION	DRAWN BY		
1/26/21	Revised Legal Description	JRG		
				
FILE PATH: P:\SUMMERWOODS\DESCRIPTIONS\SUMMERWOODS NORTH-DS.DWG			<div> <div>01 of 04</div> <div>PAGE 18</div> </div>	

Description Sketch (Not A Survey)

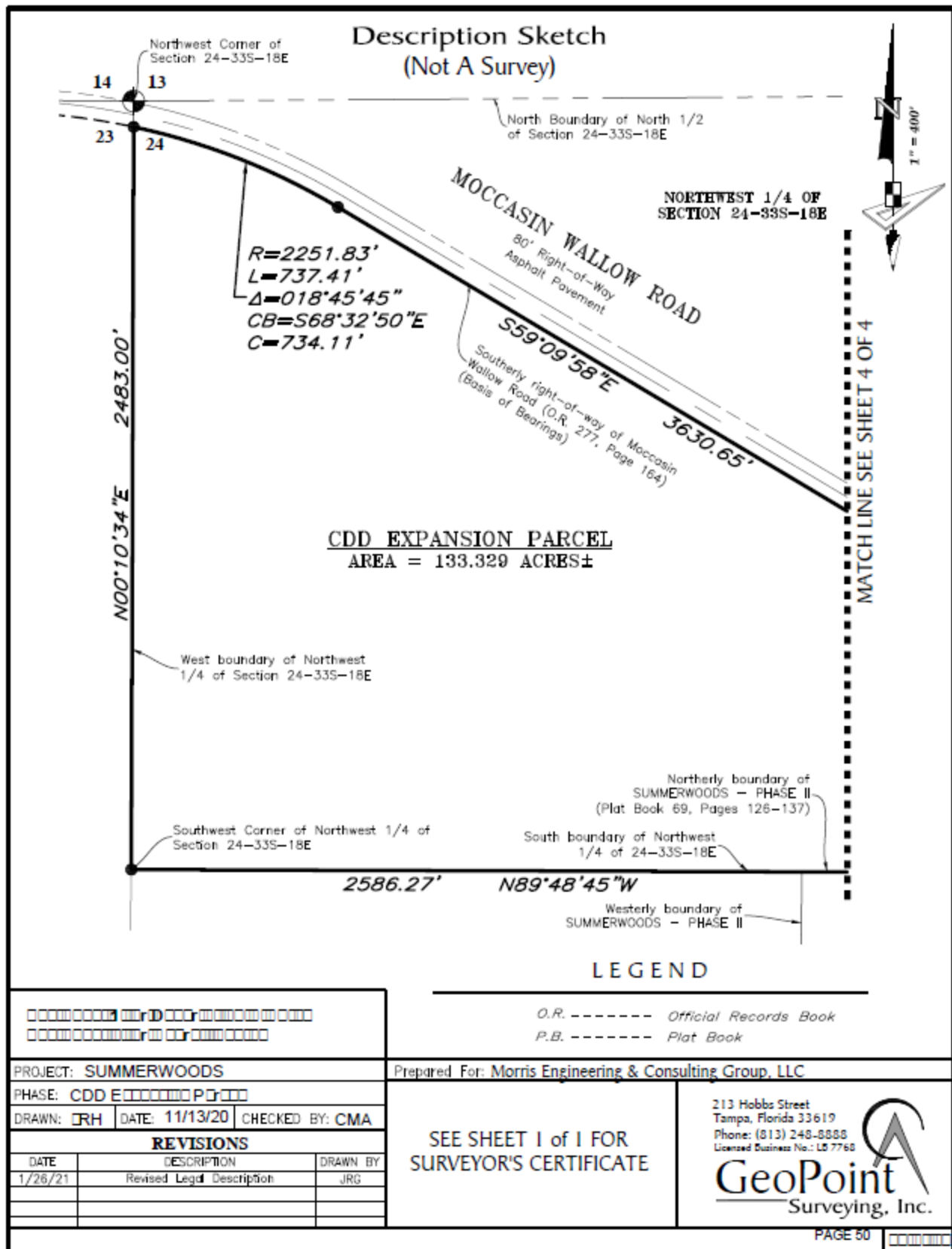


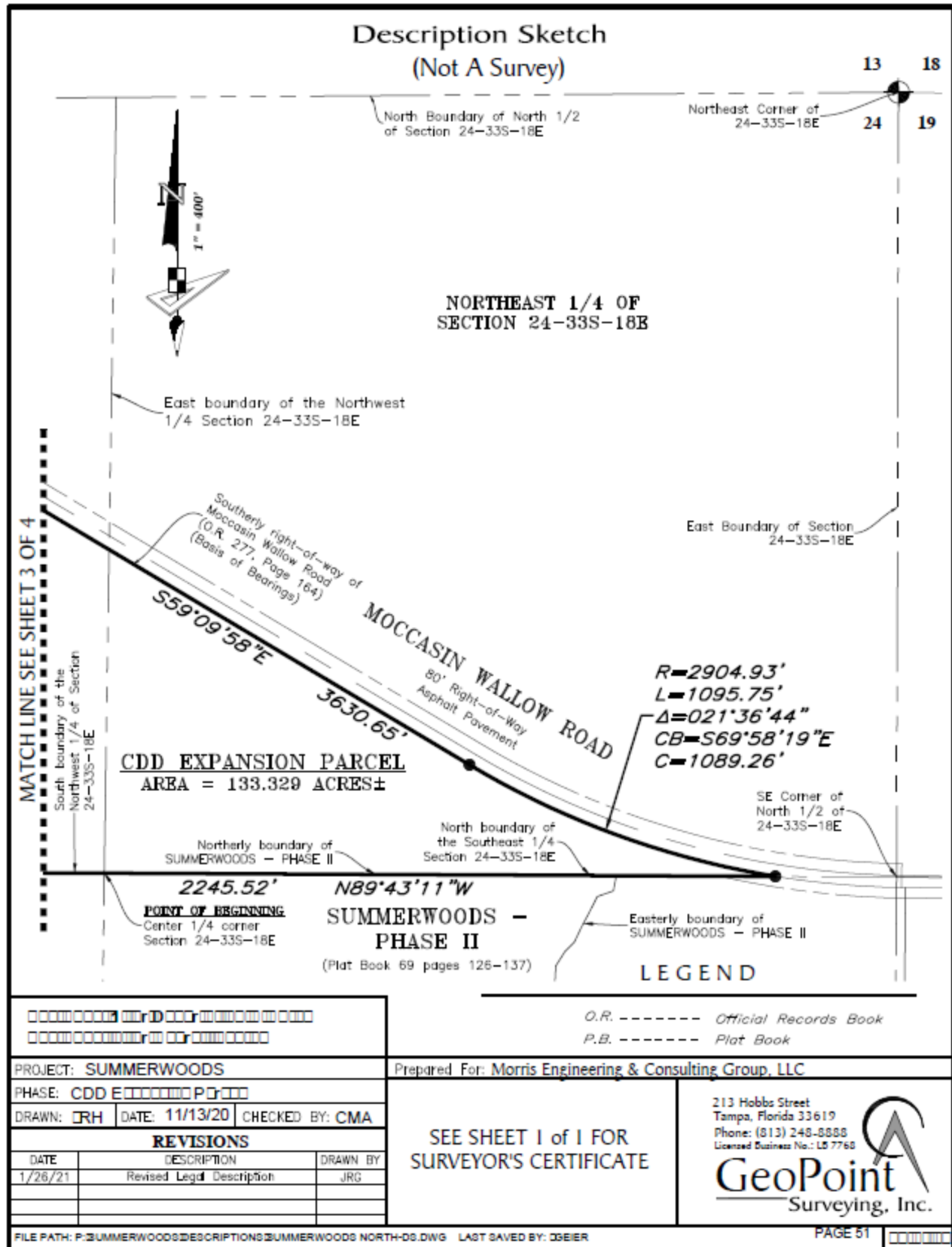
LEGEND

O.R. ----- Official Records Book
P.B. ----- Plat Book



<p>PROJECT: SUMMERWOODS</p> <p>PHASE: CDD E P</p> <p>DRAWN: RH DATE: 11/13/20 CHECKED BY: DAW</p>			<p>Prepared For: Morris Engineering & Consulting Group, LLC</p>																	
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>DRAWN BY</th> </tr> </thead> <tbody> <tr> <td>1/26/21</td> <td>Revised Legal Description</td> <td>JRG</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			DATE	DESCRIPTION	DRAWN BY	1/26/21	Revised Legal Description	JRG										<p>SEE SHEET I of I FOR SURVEYOR'S CERTIFICATE</p>		
DATE	DESCRIPTION	DRAWN BY																		
1/26/21	Revised Legal Description	JRG																		
<p>213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LS 7760</p> <p>GeoPoint Surveying, Inc.</p>			<p>PAGE 49</p>																	





RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE MANATEE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Summer Woods Community Development District ("**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 ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Manatee County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. GENERAL ELECTION SEATS. Seat 3, currently held by Roger Aman, and Seat 4, currently held by Lauren Schrandt, are scheduled for the General Election beginning in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. COMPENSATION. Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests the Supervisor to conduct the District's General Election in November 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of _____, 2022.

ATTEST:

**SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson
Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Summer Woods Community Development District ("District") will commence at noon on Monday, June 13, 2022, and close at noon on Friday, June 17, 2022. Candidates must qualify for the office of Supervisor with the Manatee County Supervisor of Elections located at 600 301 Boulevard West, Suite 108, Bradenton, Florida 34205; Ph: (941) 741-3823. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Summer Woods Community Development District has two seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday, November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the County Supervisor of Elections.

DISTRICT MANAGER: THE DISTRICT SHALL PUBLISH A NOTICE OF THE QUALIFYING PERIOD SET BY THE SUPERVISOR OF ELECTIONS FOR EACH ELECTION AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD. PLEASE PUBLISH BY MAY 27.

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Summer Woods Community Development District ("**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(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Troy Simpson	11/2024
2	Greg Meath	11/2024
3	Roger Aman	11/2022
4	Lauren Schrandt	11/2022
5	Jim Harvey	11/2022

This year, Seat 5, currently held by Jim Harvey, is subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election, and shall be for a four year period. Seat 3, currently held by Roger Aman, and Seat 4, currently held by Lauren Schrandt, are subject to a General Election process to be conducted by the Manatee County Supervisor of Elections, which General Election process shall be addressed by a separate resolution.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the _____ day of November, 2022, at _____ a/p.m., and located at _____.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its _____, 2022 meeting. A

sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at _____, or at the office of the District Manager, Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578, (813) 533-2950.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2022.

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Summer Woods Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 401.47 acres, located south of Moccasin Wallow Road between I-75 and U.S. 301 North, in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578, Ph: (813) 533-2950 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, November __, 2022

TIME: _____ .M.

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Summer Woods Community Development District to be held at _____, on _____, at _____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER __, 2022

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Summer Woods Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
5		

Date: _____

Signed: _____

Printed Name: _____