



Rizzetta & Company

Summer Woods Community Development District

Board of Supervisors' Meeting November 3, 2022

**District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, FL 33578**

www.summerwoodscdd.org

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

Eagle Pointe Clubhouse, 11450 Moonsail Dr., Parrish, Florida 34219

Board of Supervisors	Jim Harvey Troy Simpson Candice Smith Greg Meath 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 • 2700 S. FALKENBURG RD, SUITE 2700• RIVERVIEW, FLORIDA 33578

www.SummerWoodsCDD.org

October 26, 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, November 3, 2022 at 10:00 a.m.** at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219. 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 August 4, 2022 Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures for the Months of May, June & July 2022 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-01, Setting the Public Hearing for Parking and Towing Rules Tab 3
 - B. Consideration of Resolution 2023-02, Declaring Vacancy (2022)..... Tab 4
 - C. Ratification of Change Order #20-22 Tab 5
 - D. Consideration of Eco-Logic Proposal Tab 6
 - E. Ratification of Assignment of Professional Services Agreement..... Tab 7
 - F. Consideration of Solitude Renewal Service Contract Tab 8
 - G. Ratification of RET Addendum Tab 9
- A. STAFF REPORTS**
 - A. Landscape Inspection Report & Responses..... Tab 10
 1. Consideration of Landscape Proposals..... Tab 11
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 1. Presentation of District Manager Report Tab 12
- 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, August 4, 2022 at 10:15 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
Roger Aman	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel: KE Law Group (by phone)
Meredith Hammock	Representative, KE Law Group
Bryan Schaub	Field Service Manager, Rizzetta & Company, Inc.
John Fowler	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

The Board heard comments regarding landscaping, Phase 2 pond and the pool fence.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on May 4, 2022

Mr. Nielsen presented the minutes of the Board of Supervisor's Meeting held on May 4, 2022 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a Motion by Mr. Aman, seconded by Mr. Meath, with all in favor, the Board approved the Minutes of the Board of Supervisors' held on May 4, 2022, for the Summer Woods Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of April, May & June 2022

Mr. Nielsen presented the Operations and Maintenance Expenditures for April, May & June 2022 to the Board. He asked if there were any questions regarding any item of Expenditure. There were none.

On a Motion by Mr. Meath, seconded by Ms. Smith, with all in favor, the Board approved the Operations and Maintenance Expenditures for April 2022 (\$41,876.41), May 2022 (\$54,1106.62) and June 2022 (\$63,335.57), for the Summer Woods Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2022-2023 Budget

On a Motion by Mr. Aman, seconded by Mr. Meath, with all in favor, the Board approved to open the Public Hearing on Fiscal Year 2022-2023 Budget, for the Summer Woods Community Development District.

On a Motion by Mr. Meath, seconded by Mr. Aman, with all in favor, the Board approved to close the Public Hearing on Fiscal Year 2022-2023 Budget, for the Summer Woods Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-11, Adopting Fiscal Year 2022-2023 Final Budget

Mr. Nielsen presented Resolution 2022-11, Adopting Fiscal Year 2022-2023 Final Budget to the Board.

On a Motion by Mr. Meath, seconded by Mr. Aman, with all in favor, the Board adopted Resolution 2022-11, Imposing Special Assessments and Certifying an Assessment Roll, for the Summer Woods Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-12, Imposing Special Assessments and Certifying an Assessment Roll

Mr. Nielsen presented Resolution 2022-11, Imposing Special Assessments and Certifying an Assessment Roll to the Board.

On a Motion by Mr. Meath, seconded by Mr. Aman, with all in favor, the Board adopted Resolution 2022-11, Imposing Special Assessments and Certifying an Assessment Roll, for the Summer Woods Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-13, Setting the Meeting Schedule for Fiscal Year 2022-2023

Mr. Nielsen presented Resolution 2022-13, Setting the Meeting Schedule for Fiscal Year 2022-2023 to the Board.

On a Motion by Mr. Meath, seconded by Ms. Smith, with all in favor, the Board adopted Resolution 2022-13, Setting the Meeting Schedule for Fiscal Year 2022-2023, for the Summer Woods Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Deficit Funding Agreement

Mr. Nielsen presented the Deficit Funding Agreement to the Board.

On a Motion by Mr. Meath, seconded by Ms. Smith, with all in favor, the Board approved the Deficit Funding Agreement, for the Summer Woods Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Aeration Installation Proposal

Mr. Nielsen presented the Aeration Installation Proposal to the Board.

On a Motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board approved the Aeration Installation and Electric Installation (Option 2) to be completed in Pond 19, for the Summer Woods Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Solitude Addendum
for Phase 3 & 4**

Mr. Nielsen presented the Solitude Addendum for Phase 3 & 4 to the Board.

On a Motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board approved for Phase 3 & 4 to be added to the Solitude contract scope, upon turnover of those areas to the CDD, for the Summer Woods Community Development District.

TWELFTH ORDER OF BUSINESS

Ratification of Fiscal Year 2021 Audit

Mr. Nielsen presented Fiscal Year 2021 Audit to the Board.

On a Motion by Ms. Smith, seconded by Mr. Meath, with all in favor, the Board approved Fiscal Year 2021 Audit, for the Summer Woods Community Development District.

THIRTEENTH ORDER OF BUSINESS

Ratification of Change Order #13-15

Mr. Nielsen presented Change Order #13-15 for ratification to the Board.

On a Motion by Mr. Meath, seconded by Ms. Smith, with all in favor, the Board ratified Change Order #13-15, for the Summer Woods Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 22-23
Addendum to the Rizzetta Agreement**

Mr. Nielsen presented Fiscal Year 22-23 Addendum to the Rizzetta Agreement to the Board.

On a Motion by Mr. Meath, seconded by Mr. Aman, with all in favor, the Board approved Fiscal Year 22-23 Addendum to the Rizzetta Agreement, for the Summer Woods Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report & Responses

Mr. Schaub presented the Landscape Inspection Report & Responses.

The Board requested the next Landscape Inspection include Supervisor Candice Smith, the District Manager, the Landscape Inspector, and the Brightview Management.

B. Brightview Landscape Report

Mr. Nielsen presented the Brightview Landscape Report.

1. Consideration of Brightview Landscape Proposal

On a Motion by Ms. Smith, seconded by Mr. Meath, with all in favor, the Board approved Brightview Landscape Proposal to remove dead palm trees for \$1,430.00, for the Summer Woods Community Development District.

On a Motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board approved Brightview Landscape Proposal for playground mulch for \$5,093.20, for the Summer Woods Community Development District.

C. District Counsel

The Board requested District Counsel prepare a Resolution for towing policies to be enforced at the Amenity Center, for the Board to review at the next meeting and set a public hearing date.

D. District Engineer

Not present and no report.

E. District Manager

Mr. Nielsen advised the next regular scheduled meeting of the Board of Supervisors is scheduled for Thursday, November 3, 2022 at 10:15 am.

1. Review of District Manager Report

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

170 Mr. Nielsen opened the room to Supervisor Requests and Comments. There were
171 none.
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175

176 **SEVENTEENTH ORDER OF BUSINESS Adjournment**
177

178 Mr. Nielsen stated there was no further business to come before the Board and
179 asked for a motion to adjourn the meeting.
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On a Motion by Mr. Meath, seconded by Ms. Smith, with all in favor, the Board, Adjourned the Meeting at 11:14 a.m., for the Summer Woods Community Development District.
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181
182
183
184 _____
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

May 2022

For Board Approval

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

The total items being presented: **\$54,106.62**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 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	000651	145186392	Security System 05/22	\$ 95.68
Bellmore Electric, Inc.	000660	8073	Electrical Services 05/22	\$ 415.00
BrightView Landscape Services, Inc	000661	7862602	Monthly Landscape Maintenance 05/22	\$ 9,372.83
BrightView Landscape Services, Inc	000668	7873814	Sod Replacement 04/22	\$ 1,147.12
BrightView Landscape Services, Inc	000668	7879122	Monthly Fertilization/Insect Treatment 04/22	\$ 3,305.00
Candice Smith	000666	CS050522	Board of Supervisors Meeting 05/05/2022	\$ 200.00
Connerty Pools, Inc dba Suncoast Pool Service	000667	8273	Monthly Pool Cleaning & Maintenance 05/22	\$ 1,300.00
David Karshick dba Doody Free	000670	19177	Dog Station Maintenance 05/22	\$ 194.00
Eco-Logic Service, LLC	000662	1889	Landscape Maintenance Phases 1 - 4 04/22	\$ 19,225.00
Egis Insurance Advisors, LLC	000671	15722	General/POL/Property Liability Insurance FY 21/22 - Dog Park	\$ 586.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications	000663	941-776-8134-0604205 05/22	Internet Service 05/22	\$ 160.00
KE Law Group, PLLC	000657	2086	Legal Services 03/22	\$ 633.75
KE Law Group, PLLC	000672	2290	Legal Services 04/22	\$ 395.65
Manatee County Utilities Department	000658	MCUD Summary 04/22	MCUD Summary 04/22	\$ 679.58
Manatee County Utilities Department	000676	MCUD Summary 05/22	MCUD Summary 05/22	\$ 915.66
McDirmitt Davis, LLC	000673	52205	Audit Services FY 20/21	\$ 4,000.00
Pavco Furniture, LLC dba Admiral Furniture, LLC	000656	146823	Remaining Balance Pool Lounge Chairs 04/22	\$ 585.00
Peace River Electric Cooperative	20220525	170982003 04/22	Amenity Center 04/22	\$ 1,184.00
Peace River Electric Cooperative	20222005	Electric Summary 04/22	Electric Summary 04/22	\$ 110.16
Rep Services Inc	000675	18323.06.98	40 Gallon Trash Receptacle 05/22	\$ 1,902.55

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	000678	051722	Meritage VK #3 Estoppel 05/22	\$ 122.85
Rizzetta & Company, Inc.	000659	INV0000067815	District Management Fees 05/22	\$ 4,744.84
SIJ Holdings, LLC dba The McClatchy Company, LLC	000665	112351	Acct #24733 Legal Advertising 04/22	\$ 353.04
Solitude Lake Management, LLC	000669	PI-A00807745	Lake Management - Aquatic 05/22	\$ 655.00
Solitude Lake Management, LLC	000669	PI-A00812116	Lake Management - Aquatic 05/22	\$ 728.91
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000664	71357	Janitorial Service 05/22	\$ 1,095.00
Report Total				<u>\$ 54,106.62</u>

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Operation and Maintenance Expenditures June 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2022 through June 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$63,335.57**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 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	000679	145625522	Security System 06/22	\$ 95.68
American Municipal Tax-Exempt Compliance Corp	000690	6835-06-22	Arbitrage Rebate Calculation S2021 06/22	\$ 450.00
BrightView Landscape Services, Inc	000681	7909186	Monthly Landscape Maintenance 06/22	\$ 9,372.83
BrightView Landscape Services, Inc	000691	7942495	Valve Controller B not operating 06/22	\$ 591.51
BrightView Landscape Services, Inc	000691	7942502	Valve Box Install 06/22	\$ 710.35
Connerty Pools, Inc dba Suncoast Pool Service	000695	8357	Monthly Pool Cleaning & Maintenance 06/22	\$ 1,300.00
David Karshick dba Doody Free	000686	19458	Dog Station Maintenance 6/22	\$ 388.00
Eco-Logic Service, LLC	000687	1970	Removal of Silt Fence in Pase 1 & 2 06/22	\$ 3,950.00
Florida Department of Health in Manatee County	000685	41-BID-5889251 06/22	Pool Permit 41-60-1989417	\$ 250.00
KE Law Group, PLLC	000692	2628	Legal Services 05/22	\$ 2,646.95
Manatee County Utilities Department	000683	313378-175556 05/22	10611 Daybreak Gln 05/22	\$ 25.00
Peace River Electric Cooperative	20220627-1	170982003 05/22	Amenity Center 05/22	\$ 1,285.81

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Peace River Electric Cooperative	20220616-1	Electric Summary 05/22	Electric Summary 05/22	\$ 109.19
Regions Corporate Trust Operations	000680	101734	Trustee Fees Series 2018A-1 FY22/23	\$ 3,500.00
Schofield and Spencer, P.A.	000684	8670 060322 Schofield	Overpayment Regarding 16990-1 Starlight from VK Summerwood	\$ 24,000.16
Schofield and Spencer, P.A.	000684	8684 060322 Schofield	Overpayment of Lots 659,662,727-729	\$ 10,500.00
SIJ Holdings, LLC dba The McClatchy Company, LLC	000689	119579	Acct #24733 Legal Advertising 05/22	\$ 58.50
Solitude Lake Management, LLC	000694	PI-A00826488	Lake Management - Aquatic 06/22	\$ 1,383.91
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000688	71805	Janitorial Service 06/22	\$ 1,095.00
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000688	943	Janitorial Service 06/22	\$ 122.68
Wickliff S. Lespinasse dba Pink Flamingo Power Wash LLC	000693	2270	Paint Spill Clean Up 06/22	<u>\$ 1,500.00</u>
Report Total				<u>\$ 63,335.57</u>

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FL 32912

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Operation and Maintenance Expenditures July 2022 For Board Approval

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

The total items being presented: **\$40,420.21**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT US Holdings, Inc dba ADT Security Services	000702	146058788	Security System 07/22	\$ 95.68
BB AC LLC. dba Badgers Bob's Air Conditioning	000696	388033	Mini Split Repair 06/22	\$ 493.00
BrightView Landscape Services, Inc	000697	7924064	Monthly Fertilization/Insect Treatment 05/22	\$ 1,860.00
BrightView Landscape Services, Inc	000697	7945577	Palm Tree Removal/Staking 06/22	\$ 546.21
BrightView Landscape Services, Inc	000697	7945578	Palm Tree Removal/Staking 06/22	\$ 546.21
BrightView Landscape Services, Inc	000697	7949411	Monthly Fertilization/Insect Treatment 06/22	\$ 3,118.79
BrightView Landscape Services, Inc	000706	7958118	Monthly Landscape Maintenance 07/22	\$ 9,372.83
BrightView Landscape Services, Inc	000703	7979389	Palm Tree Removal/Staking 06/22	\$ 546.21
BrightView Landscape Services, Inc	000703	7979395	Palm Tree Removal/Staking 06/22	\$ 546.21
Campus Suite	000704	20532	Website & Compliance Services – Q4 FY20/21 07/22	\$ 384.38
Connerty Pools, Inc dba Suncoast Pool Service	000710	8438	Monthly Pool Cleaning & Maintenance 07/22	\$ 1,300.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
David Karshick dba Doody Free	000711	19948	2 Dog Stations Install & Maintenance 07/22	\$ 388.00
Eco-Logic Service, LLC	000699	2046	Landscape Maintenance Phases 3 & 4 06/22	\$ 5,275.00
Florida Department of Health in Manatee County	000698	41-60-2355677	Pool Permit 41-60-5355677 06/22	\$ 125.00
Frontier Communications	000712	941-776-8134-0604205 06/22	Internet Service 06/22	\$ 160.00
Frontier Communications	000712	941-776-8134-0604205 07/22	Internet Service 07/22	\$ 171.40
Homemade by Huseman, LLC	000700	1325	Service Call 06/22	\$ 325.00
Manatee County Utilities Department	20220729	MCUD Summary 06/22	MCUD Summary 06/22	\$ 749.16
Manatee County Utilities Department	20220729-1	MCUD Summary 07/22	MCUD Summary 07/22	\$ 551.64
Peace River Electric Cooperative	20220714	170982001 06/22	Entry Sign Lighting 06/22	\$ 45.76
Peace River Electric Cooperative	20220727	170982003 06/22	Amenity Center 06/22	\$ 1,371.18
Peace River Electric Cooperative	20220714	185639001 06/22	10904 High Noon Trl Irrigation 06/22	\$ 29.97

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Peace River Electric Cooperative	20220714	185639002 06/22	Emergency Access Gate 06/22	\$ 32.73
Peace River Electric Cooperative	20220729-2	Electric Summary 07/22	Electric Summary 07/22	\$ 108.08
Rizzetta & Company, Inc.	000701	INV0000068658	District Management Fees 06/22	\$ 4,744.84
Rizzetta & Company, Inc.	000701	INV0000069293	District Management Fees 07/22	\$ 4,744.84
Solitude Lake Management, LLC	000709	PI-A00849143	Pond Management - Wetland 07/22	\$ 1,383.91
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000708	72246	Janitorial Service 07/22	\$ 1,095.00
TFR Cleaning Services, Inc dba Jan-Pro of Manasota	000705	960	Janitorial Service 06/22	<u>\$ 309.18</u>
Report Total				<u>\$ 40,420.21</u>

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT.

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”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes.

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

SECTION 1. The Board intends to adopt *Rules Relating to Parking and Parking Enforcement* (“Policy”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on February 2, 2023 at 10:00 a.m. at the Eagle Pointe Clubhouse, located at 11450 Moonsail Drive, Parrish, Florida 34219.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3RD DAY OF NOVEMBER, 2022.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Rules Relating to Parking and Parking Enforcement

EXHIBIT A: Rules Relating to Parking and Parking Enforcement

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on _____, 2023 at a duly noticed public meeting, the Board of Supervisors of the Summer Woods Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users, and the public. This policy is intended to provide the District’s residents and paid users with a means to park Vehicles in certain designated parking areas and remove such Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles from District designated Tow Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), Trailer(s), and Recreational Vessel(s).
- C. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Trailer.* An unpowered vehicle towed by another.
- E. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers, and trailers relative to same.

- F. *Parked.* A Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle left unattended by its owner or user.
- G. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- H. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- I. *Abandoned Vehicle.* Any Vehicle that is not operational or has not been moved for a period of two (2) weeks.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow Away Zones" for all Commercial Vehicles, Vessels, Trailers, Recreational Vehicles and Vehicles during Overnight hours, as set forth in Sections 4 and 5 herein ("**Tow Away Zone**").

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone. In addition, any Vehicle which is parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate on District property are hereby authorized to be towed.

SECTION 5. EXCEPTIONS.

- A. **PARKING DURING AMENITY HOURS.** Vehicles may park in the Summer Woods amenity parking areas as depicted in **Exhibit A** during the open hours of operations of such amenity facilities. Overnight parking at the amenity facilities is prohibited and the amenity parking areas shall be designated as Tow Away Zone during Overnight hours.
- B. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business.
- C. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District property while carrying out official duties.

Any Vehicle parked on District property must do so in compliance with all laws, ordinances and codes.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle, the District Manager or his/her designee must verify that the subject Vehicle was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove such Vehicle at the owner's expense. The unauthorized Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Commercial Vehicles, Vehicles, Vessels, Trailers, or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW AWAY ZONES. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow Away Zones as the District acquires additional common areas. Such designations of new Tow Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones

EXHIBIT A – Tow Away Zone

Effective date: _____, 2023

EXHIBIT A – *Tow Away Zones*

Exhibit A



10/25/2022



This map has been compiled from the most authentic information available. The Manatee County Property Appraiser's Office makes every effort to produce and publish the most current and accurate information possible. The determinations made during compilation are for maintenance of the tax roll only and do not represent legal determinations. This map may include data and features that are owned and maintained by other government agencies and therefore we are unaware of their accuracy. No warranties, expressed or implied, are provided for the data herein.

Parcel Search

2022

Parcel Lines

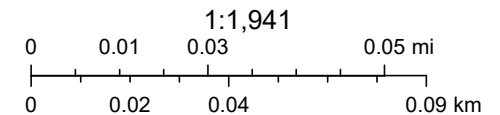
Parcel Dimensions

Street Names

Red: Band_1

Green: Band_2

Blue: Band_3



Manatee County Property Appraiser, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 4 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING 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; and

WHEREAS, on November 8, 2022, two (2) members of the Board of Supervisors ("Board") are to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for Seat 4 available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare Seat 4 vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 22, 2022:

Seat 4 (currently held by Candice Smith)

SECTION 2. Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board member of that respective seat shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of _____, 2022.

ATTEST:

**SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT**

Print Name:_____

Chairperson