

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 special meeting of the Board of Supervisors of the Summer Woods Community Development District was held on **Thursday, October 12, 2017 at 11:01 a.m.** at the office of Neal Land Ventures located at 8131 Main Street, Suite 207, Lakewood Ranch, Florida 34202.

Present and constituting a quorum were:

Priscilla Heim	Board Supervisor, Chairman
Sandy Foster	Board Supervisor, Assistant Secretary
Brooke Pelsh	Board Supervisor, Assistant Secretary
Eddie Gaudette	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	Manager of District Financial Services, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Audience	Jim Harvey, The Kolter Group LLC
	Troy Simpson, The Kolter Group LLC
	David Langhout, The Kolter Group LLC
	Jim Shear

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon stated for the record that no members of the public were present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on August 3,
2017**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on August 3, 2017 and asked if there were any questions, comments, or revisions to the minutes.

On a Motion by Mr. Gaudette, seconded by Ms. Heim, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on August 3, 2017, for the Summer Woods Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Acquisition Agreement
for Assessment Area One**

Mr. Earlywine provided an overview of the agreement which is a condition of the Sellers Sale Contract. He advised this particular agreement is a little different in that the contract makes it clear that the District will not levy assessments on any mortgaged parcels that are still owned by the seller.

On a Motion by Mr. Gaudette, seconded by Ms. Foster, with all in favor, the Board Adopted the Acquisition Agreement for Assessment Area One, in substantial form, and further Authorized the Chairman to Execute the Agreement, for the Summer Woods Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Appointment of Board
Supervisors**

Discussion ensued regarding which Board Members would be transitioning at this time.

Ms. Heim tendered her resignation, to be effective October 12, 2017.

On a Motion by Mr. Gaudette, seconded by Ms. Foster, with all in favor, the Board Accepted the Resignation of Board Supervisor Priscilla Heim, for the Summer Woods Community Development District.

On a Motion by Mr. Gaudette, seconded by Ms. Foster, with all in favor, the Board Appointed Mr. Jim Harvey to the Board of Supervisors', for the Summer Woods Community Development District.

Ms. Blandon administered the Oath of Office to Mr. Jim Harvey.

Ms. Foster tendered her resignation to be effective October 12, 2017.

On a Motion by Mr. Gaudette, seconded by Ms. Pelsh, with all in favor, the Board Accepted the Resignation of Board Supervisor Sandy Foster, for the Summer Woods Community Development District.

On a Motion by Mr. Harvey, seconded by Mr. Gaudette, with all in favor, the Board Appointed Mr. Troy Simpson to the Board of Supervisors', for the Summer Woods Community Development District.

Ms. Blandon administered the Oath of Office to Mr. Troy Simpson.

Ms. Blandon distributed a Form 1F to Supervisors who have resigned and advised they need to file the Form 1F with the Supervisor of Elections office of the County of their residence within 60 days of leaving office.

Ms. Blandon advised Mr. Harvey and Mr. Simpson that they are entitled to receive Supervisor Compensation as per Statutes. Mr. Harvey and Mr. Simpson individually declined Compensation.

Mr. Gaudette tendered his resignation, to be effective October 12, 2017.

On a Motion by Mr. Simpson, seconded by Mr. Harvey, with all in favor, the Board Accepted the Resignation of Board Supervisor Eddie Gaudette, for the Summer Woods Community Development District.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Appointed Mr. David Langhout to the Board of Supervisors', for the Summer Woods Community Development District.

Ms. Blandon administered the Oath of Office to Mr. David Langhout. She further advised Mr. Langhout that he is entitled to receive Supervisor Compensation for service on the Board. Mr. Langhout declined Compensation.

Ms. Blandon provided a form 1 to Mr. Harvey, Mr. Simpson, and Mr. Langhout.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2018-01,
Redesignating Officers of the District**

On a Motion by Mr. Simpson, seconded by Mr. Langhout, with all in favor, the Board Designated Mr. Jim Harvey as Chairman of the Board of Supervisors, for the Summer Woods Community Development District.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Designated Mr. David Langhout as Vice Chairman of the Board of Supervisors, for the Summer Woods Community Development District.

On a Motion by Mr. Simpson, seconded by Mr. Harvey, with all in favor, the Board Designated Ms. Brooke Pelsh as Assistant Secretary of the Board of Supervisors, for the Summer Woods Community Development District.

On a Motion by Mr. Simpson, seconded by Ms. Pelsh, with all in favor, the Board Designated Mr. Dale Weidemiller as Assistant Secretary of the Board of Supervisors, for the Summer Woods Community Development District.

On a Motion by Mr. Langhout, seconded by Mr. Harvey, with all in favor, the Board Designated Mr. Troy Simpson as Assistant Secretary of the Board of Supervisors, for the Summer Woods Community Development District.

On a Motion by Mr. Harvey, seconded by Mr. Langhout, with all in favor, the Board Adopted Resolution 2018-01, Redesignating Officers of the District, to Include Ms. Belinda Blandon and Mr. Matthew Huber as Assistant Secretaries, for the Summer Woods Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Financing Team Funding Agreement

Mr. Earlywine provided an update regarding the Financing Team Funding Agreement. Mr. Brizendine addressed language changes to be made to the agreement.

On a Motion by Mr. Harvey, seconded by Mr. Langhout, with all in favor, the Board Approved the Financing Team Funding Agreement subject to Changes Noted on the Record, for the Summer Woods Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of Revised Area One Engineer's Report

Mr. Earlywine provided an overview of the revised Area One Engineer's Report.

Mr. Brizendine presented a revised methodology report.

NINTH ORDER OF BUSINESS

Public Hearing on Area One Debt Assessments

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Opened the Public Hearing Related to Area One Debt Assessments, for the Summer Woods Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-02,
Imposing Area One Special Assessments**

Mr. Earlywine provided a detailed overview of the resolution.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Adopted Resolution 2018-02, Imposing Area One Debt Assessments, for the Summer Woods Community Development District.

On a Motion by Ms. Pelsh, seconded by Mr. Simpson, with all in favor, the Board Closed the Public Hearing Related to Area One Debt Assessments, for the Summer Woods Community Development District.

ELEVENTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption
of the Fiscal Year 2017/2018 Budgets**

On a Motion by Mr. Harvey, seconded by Mr. Langhout, with all in favor, the Board Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2017/2018 Budgets, for the Summer Woods Community Development District.

Ms. Blandon reviewed the proposed final budget for fiscal year 2017/2018 general fund; she advised the operations and maintenance budget totals to \$88,325.00. Ms. Blandon advised the budget was increased from the original proposed budget due to existing agreements as well as post bond issuance costs.

On a Motion by Mr. Harvey, seconded by Mr. Langhout, with all in favor, the Board Approved the Fiscal Year 2017/2018 Budget, for the Summer Woods Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2018-04,
Adopting the Fiscal Year 2017/2018
Budget**

Ms. Blandon asked for a motion to adopt resolution 2018-04.

On a Motion by Mr. Simpson, seconded by Mr. Harvey, with all in favor, the Board Adopted Resolution 2018-04, Adopting the Final Budget for Fiscal Year 2017/2018, in the amount of \$88,325.00, for the Summer Woods Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Budget Funding Agreement

Mr. Earlywine advised the agreement provides for VK Summer Woods LLC to fund the budget on an as needed basis.

On a Motion by Mr. Simpson, seconded by Mr. Harvey, with all in favor, the Board Approved the Fiscal Year 2017/2018 Budget Funding Agreement, for the Summer Woods Community Development District.

On a Motion by Mr. Langhout, seconded by Mr. Harvey, with all in favor, the Board Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2017/2018 Budgets, for the Summer Woods Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Construction Matters
Area One Construction Easement**

Mr. Earlywine provided an overview of the Construction Easement.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Adopted the Area One Construction Easement and further Authorized the Chairman to Execute the Easement, for the Summer Woods Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Construction Matters
Authorization for Engineering Services
RFQ**

Mr. Earlywine reviewed the RFQ for District Engineering Services.

On a Motion by Mr. Harvey, seconded by Mr. Langhout, with all in favor, the Board Approved the RFQ and Authorized Staff to Solicit Proposals, for the Summer Woods Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Construction Matters
Authorization for Site Work Construction
RFP**

Mr. Earlywine reviewed the Site Work Construction RFP in order to bid out the Site Work contract for Area One.

On a Motion by Mr. Langhout, seconded by Mr. Simpson, with all in favor, the Board Adopted the Site Work Construction RFP in Substantial Form, and further Authorized Staff to Proceed, for the Summer Woods Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-05,
Fiscal Year 2017/2018 Meeting Schedule**

Ms. Blandon reviewed the meeting schedule being presented. Discussion ensued.

On a Motion by Mr. Harvey, seconded by Mr. Langhout, with all in favor, the Board Adopted Resolution 2018-05, Fiscal Year 2017/2018 Meeting Schedule, as Amended on the Record, for the Summer Woods Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-06,
Adopting the Alternative Investment
Guidelines for Investing Public Funds**

Ms. Blandon reviewed resolution 2018-06.

On a Motion by Mr. Harvey, seconded by Mr. Langhout, with all in favor, the Board Adopted Resolution 2018-06, Adopting the Alternative Investment Guidelines for Investing Public Funds, for the Summer Woods Community Development District.

NINETEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised he had nothing further to report.
- B. Interim Engineer
Ms. Tumolo advised she had no report.
- C. District Manager
Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, December 7, 2017 at 9:30 a.m.

TWENTIETH ORDER OF BUSINESS

**Supervisor Requests and Audience
comments**

Ms. Blandon opened the floor for Supervisor requests and comments.

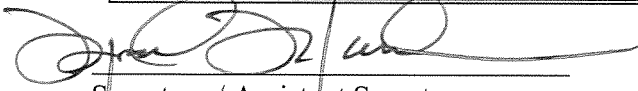
Mr. Harvey provided an update regarding timing on the Bond issuance; advising January is the new target date.

Ms. Blandon stated for the record that no audience members were present.

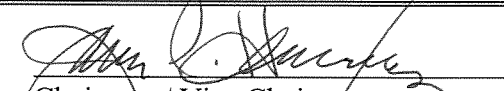
TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Langhout, seconded by Mr. Simpson, with all in favor, the Board adjourned the meeting at 11:35 a.m., for the Summer Woods Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman