

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 **Tuesday, February 27, 2018 at 10:01 a.m.** at the office of Starwood Land Ventures located at 6310 Capital Drive, Suite 130, Lakewood Ranch, Florida 34202.

Present and constituting a quorum were:

Jim Harvey	Board Supervisor, Chairman
Troy Simpson	Board Supervisor, Assistant Secretary
Brook Pelsh	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Scott Brizendine	Rizzetta & Company, Inc. (via speaker phone)
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Matt Morris	District Engineer, Morris Engineering
Michelle George	Rizzetta & Company, Inc.
Allan Heinze	Rizzetta & Company, Inc.

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 January 17, 2018

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on January 17, 2018 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on January 17, 2018, for the Summer Woods Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of January 2018

Ms. Blandon advised there were no operations and maintenance expenditures paid for the period of January 1-31, 2018.

FIFTH ORDER OF BUSINESS

Public Hearing Regarding the Uniform Method of Collection and Consideration of Resolution 2018-07, Adopting the Uniform Method of Collection

Ms. Blandon provided an overview on the purpose of the public hearing, advised that the 4-week publication notice was met, and asked for a motion to open the public hearing.

On a Motion by Mr. Simpson, seconded by Ms. Pelsh, with all in favor, the Board Opened the Public Hearing Regarding the Uniform Method of Collection, for the Summer Woods Community Development District.

Mr. Earlywine provided an overview of the purpose of the uniform method of collection as well as an overview of the resolution.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Approved Resolution 2018-07, Adopting the Uniform Method of Collection, for the Summer Woods Community Development District.

Ms. Blandon advised there was no further business to be conducted during the public hearing and asked for a motion to close the public hearing.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Closed the Public Hearing Regarding the Uniform Method of Collection, for the Summer Woods Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2018-08, Prompt Payment Policy

Ms. Blandon provided an overview of the resolution as well as the requirements to have a policy in place. She asked if there were any questions; there were none.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Approved Resolution 2018-08, Adopting a Prompt Payment Policy, for the Summer Woods Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Issuer Counsel Documents, Assessment Area One

Mr. Earlywine provided an overview on the documents provided within the agenda: Acquisition Agreement, Collateral Assignment and Assumption Agreement, Completion Agreement, Declaration of Consent, Disclosure of Public Finance, Notice of Special Assessments, and True Up Agreement. He asked if there were any questions; there were none.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Approved the Issuer Counsel Documents, Related to Assessment Area One, in Substantial Form, and Further Authorized the Chairman to Execute the Final Version of the Documents, for the Summer Woods Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Assignment of Construction Contract

Mr. Earlywine advised he is awaiting the final numbers and should have them for the next meeting

NINTH ORDER OF BUSINESS

Consideration of Acquisition of Work Product

Mr. Earlywine advised this item is not available at this time and suggested tabling this item to the next meeting. The Board concurred.

TENTH ORDER OF BUSINESS

Presentation of Supplemental Engineer's Report

Mr. Earlywine advised the Supplemental Engineer's Report reaffirms the existing report.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Approved Use the Supplemental Engineer's Report for Use in Connection with the Offering Memorandum, for the Summer Woods Community Development District.

ELEVENTH ORDER OF BUSINESS

Presentation of Supplemental Assessment Methodology

Mr. Brizendine provided an overview of the report; he advised both bonds will be issued simultaneously. Mr. Brizendine provided a detailed overview of the tables contained within the report.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Approved the Supplemental Assessment Methodology in Connection with the Preliminary Offering Memorandum, for the Summer Woods Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Supplemental Assessment Resolution

Mr. Earlywine advised this resolution will presented at a later date; he suggested tabling this item. The Board concurred.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised he had no report.
- B. Interim Engineer
Mr. Morris advised he had no report.
- C. District Manager
Ms. Blandon advised the March 1 meeting has been cancelled and the next regularly scheduled meeting of the Board of Supervisors is scheduled for Thursday, April 5, 2018 at 9:30 am.

Ms. Blandon advised she received a letter of resignation from Mr. David Langhout.

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

Ms. Blandon asked if the Board would like to appoint someone to the vacant seat.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Appointed Mr. Greg Meath to Seat 2, for the Summer Woods Community Development District.

Ms. Blandon administered the Oath of Office to Mr. Meath and asked if he would like to accept or waive Supervisor Compensation. Mr. Meath advised he would like to waive Supervisor Compensation.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience comments

Ms. Blandon opened the floor for Supervisor requests and comments. There were none.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Harvey, seconded by Ms. Pelsh, with all in favor, the Board adjourned the meeting at 10:18 a.m. for the Summer Woods Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman