

**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, May 3, 2018 at 10:25 a.m.** at the Trevesta Clubhouse located at 6210 Trevesta Place, Palmetto, Florida 34221.

Present and constituting a quorum were:

Jim Harvey	<b>Board Supervisor, Chairman</b>
Troy Simpson	<b>Board Supervisor, Assistant Secretary</b>
Brook Pelsh	<b>Board Supervisor, Assistant Secretary</b>
Greg Meath	<b>Board Supervisor</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Matt Morris	<b>District Engineer, Morris Engineering</b>
Michelle George	<b>Rizzetta &amp; Company, Inc.</b>
Allan Heinze	<b>Rizzetta &amp; Company, Inc.</b>

**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 February  
27, 2018**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on February 27, 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. Meath, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 27, 2018, for the Summer Woods Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Months of February and March 2018**

Ms. Blandon provided an overview of the operations and maintenance expenditures for the period of February 1-28, 2018 which totaled to \$7,278.62. She further advised that no expenditures were paid for the period of March 1-31, 2018. Ms. Blandon asked if there were any questions regarding the February 2018 expenditures. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of February and March 2018, for the Summer Woods Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-09, Designating Primary Administrative Office**

Ms. Blandon reviewed the resolution advising that the Primary Administrative office of the District is the office of the District Manager, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 and the Principal Headquarters of the District is the Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Adopted Resolution 2018-09, Designating Primary Administrative Office, for the Summer Woods Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resignation of Board Supervisor Dale Weidemiller**

Ms. Blandon reviewed the resignation received from Mr. Weidemiller and asked if there were any questions. There were none.

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

**SEVENTH ORDER OF BUSINESS**

**Appointment of Supervisor to Fill Seat 1, With a Term to Expire November 2018**

Ms. Blandon asked if the Board would like to appoint someone to the Board of Supervisors, Seat 4.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Appointed Mr. David Truxton to Seat 1, for the Summer Woods Community Development District.

Ms. Blandon administered the Oath of Office to Mr. Truxton. She provided Mr. Truxton with a Form 1 to be filed with the Supervisor of Elections of the County in which he resides as well as a Supervisor Questionnaire to be completed and returned to the District Office. Ms. Blandon inquired whether Mr. Truxton would like to accept or waive Supervisor Compensation. Mr. Truxton advised he would like to waive Supervisor Compensation.

**EIGHTH ORDER OF BUSINESS**

**Consideration Resolution 2018-10,  
Redesignating Officers of the District**

Ms. Blandon advised that it would now be appropriate to redesignate officers of the District.

On a Motion by Mr. Harvey, seconded by Mr. Truxton, with all in favor, the Board Adopted Resolution 2018-10, Designating Officers of the District as follows: Mr. Jim Harvey to Serve as Chairman, Mr. Greg Meath to Serve as Vice Chairman, and Mr. Troy Simpson, Ms. Brooke Pelsh, Mr. David Truxton, Ms. Belinda Blandon, and Mr. Matthew Huber to Serve as Assistant Secretaries, for the Summer Woods Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-11,  
Designating Public Comment Period**

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

On a Motion by Mr. Harvey, seconded by Mr. Truxton, with all in favor, the Board Adopted Resolution 2018-11, Designating Public Comment Period, for the Summer Woods Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-12,  
Adopting Travel Reimbursement Policy**

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

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Adopted Resolution 2018-12, Adopting Travel Reimbursement Policy, for the Summer Woods Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-13,  
Setting Forth District Policy for Legal  
Defense of Board Members**

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

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Adopted Resolution 2018-13, Setting Forth District Policy for Legal Defense of Board Members, for the Summer Woods Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-14,  
Adopting Records Retention Schedule**

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

On a Motion by Mr. Harvey, seconded by Ms. Pelsh, with all in favor, the Board Adopted Resolution 2018-14, Adopting Records Retention Schedule, for the Summer Woods Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-15,  
Authorizing the Chairman to Execute  
Plats, Permits, and Conveyances**

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

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Adopted Resolution 2018-15, Authorizing the Chairman to Execute Plats, Permits, and Conveyances, for the Summer Woods Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-16,  
Setting Date, Time and Place and  
Authorizing Publication of Notice of  
Public Hearing on Rules of Procedure**

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

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Adopted Resolution 2018-16, Setting Date, Time and Place and Authorizing Publication of Notice of Public Hearing on Rules of Procedure, for the Summer Woods Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Presentation of Registered Voter Count as of April 15, 2018 as Provided by Manatee County Supervisor of Elections**

Ms. Bandon advised that per Florida Statutes the District is required, prior to June 1<sup>st</sup> of each year, to announce the number of registered voters residing within the District as of April 15 of that year. As of April 15, 2018, there are zero persons registered to vote residing within the Summer Woods Community Development District, as provided by the Manatee County Supervisor of Elections.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-17, Setting the November 2018 Landowner Election**

Ms. Bandon presented Resolution 2018-17, Setting the November 2018 Landowner Election. 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 Adopted Resolution 2018-17, Setting the November 13, 2018 Landowner Election, for the Summer Woods Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Presentation of the Proposed Budget for Fiscal Year 2018/2019**

Ms. Bandon reviewed the proposed budget for fiscal year 2018/2019 and answered questions by the Board. Mr. Harvey spoke regarding the budget being generous.

On a Motion by Mr. Meath, seconded by Mr. Truxton, with all in favor, the Board Approved the Proposed Budget for Fiscal Year 2018/2019, for the Summer Woods Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-18, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon**

Ms. Blandon reviewed the resolution and advised the public hearing would be set for August 2, 2018 at 9:30 a.m.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Adopted Resolution 2018-07, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon for Thursday, August 2, 2018 at 9:30 a.m., to be held at the Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221, for the Summer Woods Community Development District.

**NINETEENTH ORDER OF BUSINESS**

**Update Regarding 2018 Bond Refinancing**

Mr. Earlywine provided an update regarding the financing and advised the permits have not been issued. Mr. Earlywine advised a special meeting will be held prior to bond issuance due to the need of adoption of a supplemental resolution. Mr. Morris provided an update regarding the status of the permits.

**TWENTIETH ORDER OF BUSINESS**

**Consideration of Construction Related Items**

Mr. Earlywine advised that acquisition agreements will be needed, as well as transfer of the construction contract, at the time of bond issuance.

**TWENTY-FIRST ORDER OF BUSINESS**

**Appointment of an Audit Committee and Scheduling of the First Meeting of the Committee**

Mr. Earlywine reviewed the Auditor selection process and asked that the Board appoint a Committee and authorize the forms of the audit RFP documents.

On a Motion by Mr. Harvey, seconded by Mr. Truxton, with all in favor, the Board Appointed itself as the Audit Committee, Adopted the Audit Evaluation Criteria and Authorized Staff to Proceed with Advertising the RFP and Soliciting Proposals, and Bringing those Proposals to the August 2, 2018 Meeting, for the Summer Woods Community Development District.

**TWENTY-SECOND ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Earlywine advised he had no report.
  
- B. District Engineer  
Mr. Morris advised he had no report.

C. District Manager

Ms. Blandon advised the next regularly scheduled meeting of the Board of Supervisors is scheduled for Thursday, June 7, 2018 at 9:30 am.

**TWENTY-THIRD ORDER OF BUSINESS      Supervisor Requests and Audience comments**

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

**TWENTY-FOURTH ORDER OF BUSINESS      Adjournment**

On a Motion by Mr. Meath, seconded by Mr. Simpson, with all in favor, the Board adjourned the meeting at 10:40 a.m., for the Summer Woods Community Development District.



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Secretary / Assistant Secretary



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Chairman / Vice Chairman