

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, September 11, 2018 at 10:22 a.m.** at the Trevesta Clubhouse located at 6210 Trevesta Place, Palmetto, Florida 34221.

Present and constituting a quorum were:

Jim Harvey	Board Supervisor, Chairman (via speaker phone)
Greg Meath	Board Supervisor, Vice Chairman
Troy Simpson	Board Supervisor, Assistant Secretary
David Truxton	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Erin Tumolo	District Engineer, Morris Engineering

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 June 7, 2018

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on June 7, 2018 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a Motion by Mr. Meath, seconded by Mr. Truxton, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on June 7, 2018, for the Summer Woods Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of May, June, and July 2018**

Ms. Blandon provided an overview of the operations and maintenance expenditures for the period of May 1-31, 2018 which totaled \$4,423.28, she advised that there were no expenditures paid for the period of June 1-30, 2018, and she reviewed the expenditures for the period of July 1-31, 2018 which totaled \$10,971.08 and asked if there were any questions regarding any item of expenditure. There were none.

On a Motion by Mr. Truxton, seconded by Mr. Meath, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of May, June, and July 2018, for the Summer Woods Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Audit Committee
Recommendations**

Ms. Blandon provided an overview of the Audit Committee meeting held prior to the onset of the Board of Supervisors' meeting and advised that the Committee recommended that the Board of Supervisors' enter contract negotiations with Grau & Associates.

On a Motion by Mr. Meath, seconded by Mr. Truxton, with all in favor, the Board Accepted the Recommendation of the Audit Committee, as Stated on the Record, for the Summer Woods Community Development District.

Ms. Tumolo left the meeting in progress at 10:26 a.m. and Mr. Matt Morris joined the meeting.

SIXTH ORDER OF BUSINESS

**Ratification of Series 2018-A1
Construction Requisitions**

Ms. Blandon provided an overview of Construction Requisitions 1 through 8 totaling to \$1,202,537.52 and asked if there were any questions. There were none.

On a Motion by Mr. Meath, seconded by Mr. Simpson, with all in favor, the Board Ratified Payment of Construction Requisitions 1 through 8, Totaling to \$1,202,537.52, for the Summer Woods Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Dissemination
Agreement with Rizzetta & Company,
Inc.**

Mr. Earlywine confirmed that he has reviewed the agreement. Ms. Blandon asked if there were any questions. There were none.

On a Motion by Mr. Truxton, seconded by Mr. Simpson, with all in favor, the Board Approved the Dissemination Agreement with Rizzetta & Company, Inc., for the Summer Woods Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration Resolution 2018-21,
Re-Appointing an Assistant Secretary**

Ms. Blandon provided an overview of the resolution advising that Mr. Joe Roethke is the Regional District Manager for the Fort Myers office. She asked if there were any questions. There were none.

On a Motion by Mr. Meath, seconded by Mr. Truxton, with all in favor, the Board Adopted Resolution 2018-21, Appointing Mr. Joe Roethke as an Assistant Secretary, for the Summer Woods Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2018-22,
Meeting Schedule for Fiscal Year
2018/2019**

Ms. Blandon provided an overview of the resolution advising that the schedule being presented is consistent with the current year meeting schedule.

On a Motion by Mr. Simpson, seconded by Mr. Meath, with all in favor, the Board Adopted Resolution 2018-22, Designating a Meeting Schedule for Fiscal Year 2018/2019; with Meetings being Scheduled Monthly, on the First Thursday of the Month, beginning at 9:30 a.m., at the Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221, for the Summer Woods Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2019
Deficit Funding Agreement**

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

On a Motion by Mr. Meath, seconded by Mr. Truxton, with all in favor, the Board Approved the Fiscal Year 2019 Deficit Funding Agreement, for the Summer Woods Community Development District.

ELEVENTH ORDER OF BUSINESS

**Public Hearing Regarding Fiscal Year
2018/2019 Budget**

Ms. Blandon provided an overview of the public hearing process and asked for a motion to open the public hearing.

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

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

On a Motion by Mr. Simpson, seconded by Mr. Meath, with all in favor, the Board Closed the Public Hearing Regarding the Fiscal Year 2018/2019 Budget, for the Summer Woods Community Development District.

TWELFTH ORDER OF BUSINESS

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

Ms. Blandon provided an overview of the proposed final budget. Discussion ensued.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-23,
Annual Appropriations and Adopting
the Budget for Fiscal Year 2018/2019**

Mr. Earlywine reviewed the resolution advising that the operations and maintenance assessment was levied on platted lots for up to \$913.00 per lot and then the administrative portion of the assessment would be funded under the deficit funding agreement. He further advised there would be no assessment on the non-platted lots. Ms. Blandon provided an overview of the resolution, identifying the numbers contained within: total general fund amount of \$216,291.00, debt service fund series 2018A1 amount of \$242,399.63, and debt service fund series 2018A2 amount of \$134,374.54, for a total budget of \$493,065.17. She asked if there were any questions. Discussion ensued.

On a Motion by Mr. Truxton, seconded by Mr. Meath, with all in favor, the Board Adopted Resolution 2018-23, Annual Appropriations and Adopting the Budget for Fiscal Year 2018/2019, in the amount of \$493,065.17, and Further Authorized the Vice Chairman to Execute the Resolution, for the Summer Woods Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-24,
Imposing Special Assessments for
Fiscal Year 2018/2019**

Mr. Earlywine provided a detailed overview of the resolution and advised the assessment roll would be direct collect only. Discussion ensued.

On a Motion by Mr. Meath, seconded by Mr. Simpson, with all in favor, the Board Adopted Resolution 2018-24, Imposing Special Assessments for Fiscal Year 2018/2019, and Further Authorized the Vice Chairman to Execute the Resolution, for the Summer Woods Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Public Hearing to Consider the
Imposition of Special Assessments**

Mr. Earlywine provided background to the second assessment hearing related to the debt assessments in connection with the issuance of bonds; he advised there have been changes to the methodology and engineer's report. Mr. Earlywine asked the landowner's present if there were any objections to the additional hearing. There were none.

On a Motion by Mr. Meath, seconded by Mr. Simpson, with all in favor, the Board Opened the Public Hearing to Consider the Imposition of Special Assessments, for the Summer Woods Community Development District.

Mr. Earlywine stated for the record that there have been no changes to the Engineer's Report or Assessment Methodology since the declaring resolution was adopted. Mr. Earlywine stated for the record that no members of the public were present and he asked for a motion to close the public hearing.

On a Motion by Mr. Meath, seconded by Mr. Simpson, with all in favor, the Board Closed the Public Hearing to Consider the Imposition of Special Assessments, for the Summer Woods Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-25,
Levying Special Assessments**

Mr. Earlywine provided an overview of resolution 2018-25 and asked if there were any questions. There were none.

On a Motion by Mr. Simpson, seconded by Mr. Truxton, with all in favor, the Board Adopted Resolution 2018-25, Levying Special Assessments, for the Summer Woods Community Development District.

SEVENTEENTH ORDER OF BUSINESS Staff Reports

- A. District Counsel
Mr. Earlywine advised he had no report.
- B. District Engineer
Mr. Morris advised she had no report.
- C. District Manager
Ms. Bandon advised the next regularly scheduled meeting of the Board of Supervisors is scheduled for Thursday, October 4, 2018 at 9:30 am. The Board directed Staff to cancel the October 4th meeting.

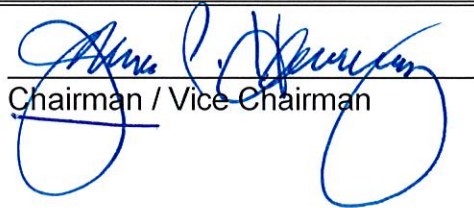
EIGHTEENTH ORDER OF BUSINESS Supervisor Requests and Audience comments

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

NINETEENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Meath, seconded by Mr. Truxton, with all in favor, the Board adjourned the meeting at 10:41 a.m., for the Summer Woods Community Development District.


Secretary / Assistant Secretary


Chairman / Vice-Chairman