

**MINUTES OF MEETING
WOODCREEK COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Woodcreek Community Development District was held on May 18, 2022 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

Present at the meeting were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Mark Roscoe	Assistant Secretary
Andre Carmack	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC
Meredith Hammock	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:25 a.m. Ms. Mary Moulton, Mr. Christian Cotter and Mr. Mark Roscoe, named in the Petition to Establish the District as Initial Board Supervisors, were present, in person. Mr. Ryan Zook and Mr. Ray Demby, also named in the Petition to Establish the District as Initial Board Supervisors, were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Initial Board of Supervisors *(the following will be provided in a separate package)*

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Moulton, Mr. Cotter and Mr. Roscoe.

▪ **Acceptance of Mr. Ray Demby’s Email Declining the Board Seat**

This item was an addition to the agenda.

Mr. Wrathell presented Mr. Demby’s email declining the Board Seat.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Mr. Demby’s email declining the Board Seat, was accepted.

▪ **Appointment of Supervisor to Vacant Seat**

This item was an addition to the agenda.

Mr. Cotter nominated Mr. Andre Carmack to fill the vacant Seat.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the appointment of Mr. Andre Carmack to the vacant Seat, was approved.

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Carmack.

Mr. Wrathell provided the following items and stated District Counsel recommended that all Supervisors submit an initial Form 8B to disclose the continuing conflict present with Landowner representatives serving on the Board. He and Ms. Gentry explained the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-01,
Designating Certain Officers of the District,
and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-01. Mr. Cotter nominated the following slate of officers:

Chair	Christian Cotter
Vice Chair	Mary Moulton
Secretary	Craig Wrathell
Assistant Secretary	Mark Roscoe
Assistant Secretary	Ryan Zook
Assistant Secretary	Andre Carmack
Assistant Secretary	Kristen Suit
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-02,
Designating a Date, Time, and Location for
Landowners' Meeting of the District, and
Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-02.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-02, Designating a Date, Time, and Location of June 29, 2022 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544, for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

SIXTH ORDER OF BUSINESS

**Consideration of the Following
Organizational Matters:**

A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2022-03 and the Fee Schedule and Management Agreement.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2022-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: *KE Law Group, PLLC***

Ms. Gentry presented Resolution 2022-04 and the KE Law Group Fee Agreement.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-04, Appointing KE Law Group, PLLC as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-05.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2022-06, Appointing an Interim District Engineer for the Woodcreek Community Development District, Authorizing Its Compensation and Providing an Effective Date

- **Interim Engineering Services Agreement: *WRA Engineering, LLC***

Mr. Wrathell presented Resolution 2022-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-06, Appointing WRA Engineering, LLC as Interim District Engineer for the Woodcreek Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined the allowable compensation.

G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and Principal Headquarters of the District; Designating the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 as the Location of the Local District Records Office; and Providing an Effective Date, was adopted.

H. Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Wrathell presented Resolution 2022-08.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

I. Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Wrathell presented Resolution 2022-09.

On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. **Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2022-10.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. **Resolution 2022-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-11. This Resolution grants the Chair and Vice Chair the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- L. **Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-12.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Cotter and seconded by Mr. Carmack with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M22-1022 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Strange Zone, Inc., Quotation #M22-1022 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

This item was deferred.

P. Resolution 2022-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

- I. **Rules of Procedure**
- II. **Notices [Rule Development and Rulemaking]**

Mr. Wrathell presented Resolution 2022-13.

On MOTION by Mr. Cotter and seconded by Mr. Carmack with all in favor, Resolution 2022-13, to Designate Date, Time and Place of August 3, 2022 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544, for the Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022; and Providing for an Effective Date**

This item was deferred.

- R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-15.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

- S. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Wrathell stated new legislation requires CDDs to prepare a 20-year Stormwater Management Needs Analysis Report to document the CDD’s anticipated future stormwater system needs. A letter will be submitted stating that the CDD recognizes the requirement but does not own or operate a stormwater system at this time and that, upon receipt or construction of such facilities, the Report will be prepared and submitted.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

- A. Resolution 2022-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-16.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-16, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Wrathell presented Resolution 2022-17. Funding requests will be sent to Mr. Cotter.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe with all in favor, Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

A. Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-18. He presented the proposed Fiscal Year 2022 and Fiscal Year 2023 budgets, which will be Landowner-funded, with expenses funded as they are incurred.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 3, 2022 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year Budget Funding Agreements [2021/2022 and 2022/2023]

Mr. Wrathell presented the Budget Funding Agreements.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe with all in favor, the Fiscal Year 2021/2022 and 2022/2023 Budget Funding Agreements, in substantial form, were approved.

C. Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

Mr. Wrathell presented Resolution 2022-19.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

D. Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-20.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. **Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-21.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. **Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-22.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. **Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-23.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- H. **Consideration of E-Verify Memo with MOU**

Mr. Wrathell presented District Counsel’s E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the KE Law Group PLLC Memorandum and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING RELATED MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/ Investment Banker: *FMSbonds, Inc.*

Mr. Wrathell presented the FMSbonds, Inc., Agreement for Underwriting Services and G-17 Disclosure.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the FMSbonds, Inc. Agreement for Underwriting Services and G-17 Disclosure, were approved.

II. Bond Counsel: *Nabors Giblin & Nickerson, P.A*

Mr. Wrathell presented the Nabors Giblin & Nickerson, P.A Bond Counsel Agreement.

On MOTION by Mr. Carmack and seconded by Mr. Roscoe, with all in favor, the Nabors Giblin & Nickerson, P.A Bond Counsel Agreement, was approved.

III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.*

Mr. Wrathell presented the US Bank Trust Company, N.A. Annual Trustee, Paying Agent and Registrar Agreement. He noted the CDD was incorrectly listed as “Woodcreek Community Development District 2” and stated the name would be revised to remove the “2” from the CDD name.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe with all in favor, the US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, as amended, was approved.

C. Resolution 2022-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Wrathell presented Resolution 2022-24. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-24, Designating a Date, Time, and Location of June 29, 2022 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544 for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer’s Report

Mr. Wrathell presented the Master Engineer’s Report. He stated that areas highlighted in yellow were subject to updating and revision and noted the following:

- 876 total units are anticipated.
- The Capital Improvement Plan (CIP) is currently estimated at \$32,390,000.

➤ The CIP includes stormwater management, utilities, exterior roadways, exterior hardscape and landscape, undergrounding of conduit, professional services, off-site utilities, off-site transportation and contingencies.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report. He discussed the Development Program and the special and peculiar benefits to the units, in relation to the CIP. He noted the following:

- The CDD consists of approximately 323.667 acres located in Pasco County, Florida.
- The Developer of the project is Forestar USA Real Estate Group, Inc.
- 876 total units are anticipated.
- The CIP is estimated at \$32,390,000.
- The total par amount of bonds, including the cost of financing, capitalized interest and debt service reserve, will be \$42,985,000.

Mr. Wrathell discussed assessments, lienability tests, the True-Up Mechanism and Appendix Tables.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Engineer's Report and the Master Special Assessment Methodology Report, both in substantial form, were approved.

F. Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Wrathell presented Resolution 2022-25 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for June 29, 2022 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. Resolution 2022-27, Authorizing the Issuance of Not to Exceed \$42,985,000 Woodcreek Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date**

Ms. Hammock presented Resolution 2022-27, which accomplishes the following:

- Authorizes issuance of not-to-exceed \$42,985,000 aggregate principal amount of bonds.
- Authorizes the CIP as described in the Engineer’s Report.
- Approves the form of the Master Trust Indenture.
- Appoints US Bank Trust Company, N.A. as the Trustee, Paying Agent and Registrar.
- Authorizes and directs District Counsel and Bond Counsel to file for bond validation.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-27, Authorizing the Issuance of Not to Exceed \$42,985,000 Woodcreek Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.

CONSTRUCTION RELATED MATTERS

TENTH ORDER OF BUSINESS

**Consideration of the Following
Construction Related Matters:**

Ms. Hammock presented the following:

- A. Acquisition Agreement**
- B. Temporary Construction Easement**

On MOTION by Mr. Carmack and seconded by Mr. Roscoe, with all in favor, the Acquisition Agreement and the Temporary Construction Easement, in substantial form, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *KE Law Group, PLLC***
There was no report.
- B. District Engineer (Interim): *WRA Engineering, LLC***
There was no report.
- C. District Manager: *Wrathell, Hunt and Associates, LLC***
There was no report.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

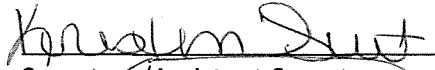
Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the meeting adjourned at 12:06 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair