

**MINUTES OF MEETING
WOODCREEK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Woodcreek Community Development District held a Regular Meeting on April 28, 2023 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present at the meeting were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Mark Roscoe	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:30 a.m.

Supervisors Moulton, Cotter, and Roscoe were present. Supervisors Zook and Carmack were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

- **Consideration of Retention and Fee Agreement**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, engagement of Jere Earlywine/Kutak Rock LLP for District Counsel Services, and the Kutak Rock LLP Retention and Fee Agreement, were ratified.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-03. She reviewed the proposed Fiscal Year 2024 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. Assessments are transitioning to on and off-roll in Fiscal Year 2024.

On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, the Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law August 25, 2023 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Appointing and Removing Officers of the District and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-04. This Resolution adds Ms. Cerbone and Ms. Sanchez as Assistant Secretaries and removes Ms. Kirsten Suit as an Assistant Secretary. No other prior appointments by the Board are affected by this Resolution.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2023-04, Appointing and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Ratifying, Confirming, and Approving the Sale of the Woodcreek Community Development District Capital Improvement Revenue Bonds, Series 2022 (Assessment Area One); Ratifying, Confirming, And Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Woodcreek Community Development District Capital Improvement Revenue Bonds, Series 2022 (Assessment Area One); Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Earlywine presented Resolution 2023-05.

On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, Resolution 2023-05, Ratifying, Confirming, and Approving the Sale of the Woodcreek Community Development District Capital Improvement Revenue Bonds, Series 2022 (Assessment Area One); Ratifying, Confirming, And Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Woodcreek Community Development District Capital Improvement Revenue Bonds, Series 2022 (Assessment Area One); Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Woodcreek Community Association, Inc., CDD/HOA Maintenance Agreement

Ms. Cerbone presented the Woodcreek Community Association, Inc., CDD/HOA Maintenance Agreement. Mr. Earlywine stated that Staff will make sure the Agreement contains all necessary updates, correct scope of work and a provision requiring the HOA to periodically detail and report on the work performed to ensure that the CDD’s assets are being properly maintained.

On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, the Woodcreek Community Association, Inc., CDD/HOA Maintenance Agreement, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2023.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

NINTH ORDER OF BUSINESS

Approval of October 5, 2022 Regular Meeting Minutes

Ms. Cerbone presented the October 5, 2022 Regular Meeting Minutes.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the October 5, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: KE Law Group, PLLC

Mr. Earlywine stated that the bonds were just issued and when the next phase might be ready is undetermined.

B. District Engineer (Interim): WRA Engineering, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **__ Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: May 26, 2023 at 10:00 AM, or immediately following the adjournment of the Avalon Park West CDD and Summerstone CDD meetings**
 - **QUORUM CHECK**

The next meeting will be on May 26, 2023, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the meeting adjourned at 10:39 a.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair