

**MINUTES OF MEETING
WOODCREEK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Woodcreek Community Development District held Multiple Public Hearings and a Regular Meeting on August 3, 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
Mary Moulton
Mark Roscoe
Andre Carmack

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Kristen Suit
Craig Wrathell
Jere Earlywine (via telephone)

District Manager
Wrathell, Hunt and Associates
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:04 a.m. Supervisors Moulton, Cotter, Roscoe and Carmack were present in person. Supervisor Zook was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to Supervisors Ryan Zook and Andre Carmack
(the following will be provided in a separate package)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Carmack. Having served on several CDD Boards, Mr. Carmack was familiar with 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

**Public Hearing to Hear Public Comments
and Objections to the Adoption of the
Rules of Procedure, Pursuant to Sections
120.54 and 190.035, Florida Statutes**

A. Affidavits of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2022-33 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2021/2022 Budget****A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-34, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit called attention to the proposed Fiscal Year 2022 budget and stated it was unchanged from when it was presented at the Organizational meeting. It is a Landowner-funded budget.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2022-34 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-34, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget****A. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

B. Resolution 2022-35, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit called attention to the proposed Fiscal Year 2023 budget, which is a Landowner-funded budget.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2022-35 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-35, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-32, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Ms. Suit presented Resolution 2022-32. The following will be inserted into the Fiscal Year 2023 Meeting Schedule:

DATES: First Wednesday of each month

TIME: 11:00 a.m.

LOCATION: Avalon Park West Clubhouse

On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-32, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Update: Stormwater Management Needs Analysis

Ms. Suit presented the letter that the District Engineer sent to Pasco County advising that the CDD did not own any stormwater improvements as the June 30, 2022 due date.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2022

Ms. Suit presented the Unaudited Financial Statements as of June 30, 2022.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.

TENTH ORDER OF BUSINESS

Approval of Minutes

Ms. Suit presented the following:

- A. June 29, 2022 Landowners' Meeting**
- B. June 29, 2022 Public Hearings and Regular Meeting**

On MOTION by Mr. Cotter and seconded by Mr. Mr. Carmack, with all in favor, the June 29, 2022 Landowners' Meeting and the June 29, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

Mr. Earlywine stated the Bond Validation Hearing is scheduled for August 15, 2022. Staff is hoping to obtain a final judgement on that day. The financing team would like to issue bonds in October or November. An October meeting will be scheduled to authorize the Delegated Award Resolution. Ms. Suit asked if October 5, 2022 gives sufficient time to prepare the Delegation Resolution. Mr. Earlywine replied affirmatively.

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

There was no report.

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

- **NEXT MEETING DATE: TBD [Avalon Park West Amenity Center]**
 - **QUORUM CHECK**

Supervisors Cotter, Moulton and Carmack confirmed their in-person attendance at the October 5, 2022 meeting.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

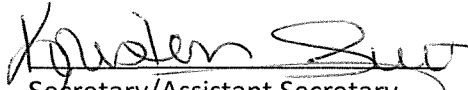
There were no Board Members' comments or requests.

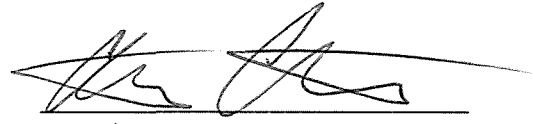
THIRTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 11:15 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair