MINUTES OF MEETING
WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Woodcreek Community Development District held a Regular Meeting on January 24, 2025 at 10:30 a.m., as soon thereafter, at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Joshua Tepper	Assistant Secretary

Also present:

Jaime Sanchez	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Chris Conti	Wrathell, Hunt and Associates, LLC
Jere Earlywine	District Counsel
Neeraj Chander	Access Management
Members of the Public	

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 12:19 p.m. Mr. Tepper was sworn in before the meeting.

Supervisors Moulton, Cotter and Tepper were present. Supervisor Wiggins and Supervisor-Elect Mellish were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Supervisor (Joshua Tepper - Seat 5) (the following to be provided in a separate package)**

This item was addressed during the First Order of Business.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-02. Mr. Cotter nominated the following slate:

Christian Cotter	Chair
Mary Moulton	Vice Chair
John Wiggins	Assistant Secretary
Ethan Mellish	Assistant Secretary
Joshua Tepper	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Jamie Sanchez	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Amending Resolution 2024-06, Which Relates to the district's Annual Appropriations and Which Adopts the Annual Budget for the Fiscal Year Ending September 30, 2025; and Addressing Conflicts and an Effective Date**

Ms. Sanchez presented Resolution 2025-05. The only change is the removal of 84 Townhomes.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-05, Amending Resolution 2024-06, Which Relates to the district's Annual Appropriations and Which Adopts the Annual Budget for the Fiscal Year Ending September 30, 2025; and Addressing Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Fiscal Year 2025 Deficit Funding Agreement**

Ms. Sanchez presented the Fiscal Year 2025 Deficit Funding Agreement.

Mr. Earlywine stated this is to account for the shortfall of the 84 Townhomes that were removed.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Fiscal Year 2025 Deficit Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Providing for Amendment of Resolution 2024-07; Providing a Severability Clause; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2025-06.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-06, Providing for Amendment of Resolution 2024-07; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of December 31, 2024**

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Unaudited Financial Statements as of December 31, 2024, were accepted.

NINTH ORDER OF BUSINESS **Approval of Minutes**

A. November 5, 2024 Landowners' Meeting

B. November 22, 2024 Regular Meeting

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the November 5, 2024 Landowners' Meeting and November 22, 2024 Regular Meeting Minutes, both as presented, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated posting the Offering Statement is underway.

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

There was no report.

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

- **Discussion: Insurance Vertical Assets**
- **NEXT MEETING DATE: February 28, 2025 at 10:00 AM, or immediately following the adjournment of the Avalon Park West CDD and Summerstone CDD meetings**
  - **QUORUM CHECK**

  The February 28, 2025 meeting will be 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**

On MOTION by Mr. Cotter and seconded by Mr. Tepper, with all in favor, the meeting adjourned at 10:26 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair