

**MINUTES OF MEETING
WOODCREEK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Woodcreek Community Development District held a Regular Meeting on April 25, 2025 at 10:00 a.m., or as soon thereafter as the matter could be heard, at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present:

Christian Cotter
Mary Moulton
Joshua Tepper
John Wiggins

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Jaime Sanchez
Cindy Cerbone
Chris Conti
Jere Earlywine (via telephone)
Ethan Mellish
Brandy Kelley
Woody Hughes

District Manager
Wrathell, Hunt and Associates, LLC
Wrathell, Hunt and Associates, LLC
District Counsel
Supervisor-Appointee
Forestar
Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:03 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to
Appointed Supervisor (Ethan Mellish - Seat**

4) (the following to be provided in a separate package)

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ethan Mellish. Mr. Mellish is familiar with the following:

- 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

**Acceptance of Resignation of Josh Tepper
[Seat 5]**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the resignation of Josh Tepper from Seat 5, was accepted.

- **Acceptance of Resignation of John Wiggins [Seat 3] & Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2028**
This item was an addition to the agenda.

On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, the resignation of John Wiggins from Seat 3, was accepted.

Mr. Cotter nominated Woody Hughes to fill Seat 3.

No other nominations were made.

On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, the appointment of Woody Hughes to fill Seat 3, was approved.

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Woody Hughes. Mr. Hughes is familiar with items in the Third Order of Business.

FIFTH ORDER OF BUSINESS**Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2028**

Mr. Cotter nominated Brandy Kelley to fill Seat 5.

No other nominations were made.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the appointment of Brandy Kelley to fill Seat 5, was approved.

- **Administration of Oath of Office to Appointed Supervisor**

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Brandy Kelly. She provided the items listed in the Third Order of Business.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-08, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-08.

Mr. Cotter nominated the following slate:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Ethan Mellish	Assistant Secretary
Brandy Kelley	Assistant Secretary
Woody Hughes	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

John Wiggins	Assistant Secretary
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Joshua Tepper

Assistant Secretary

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 2025-08, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Ratifying, Confirming, and Approving the Sale of the Woodcreek Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two); 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 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-07 and read the title.

Mr. Earlywine stated that this is a standard Resolution following a bond issuance.

On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, Resolution 2025-07, Ratifying, Confirming, and Approving the Sale of the Woodcreek Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two); 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

Bonds; 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.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-09. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by and Mr. Cotter seconded by Ms. Moulton, with all in favor, Resolution 2025-09, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 22, 2025, at 1:00 p.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.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Sanchez presented Resolution 2025-10.

The following change was made:

DATES: Delete November and December 2025

On MOTION by Mr. Mellish and seconded by Mr. Cotter, with all in favor, Resolution 2025-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Sanchez presented Resolution 2025-06. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Ratification of Disclosure Technology Services, LLC Service License Agreement

Ms. Sanchez presented the Disclosure Technology Services, LLC Service License Agreement.

On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, the Disclosure Technology Services, LLC Service License Agreement, was ratified.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2025

On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, the Unaudited Financial Statements as of March 31, 2025 were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of January 24, 2025 Regular Meeting Minutes

On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, the January 24, 2025 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that work on contract items is underway and project completion items are ready for signature.

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: May 23, 2025 at 10:00 AM, or immediately following the adjournment of the Avalon Park West CDD meeting**
 - **QUORUM CHECK**

The May 23, 2025 meeting will be canceled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

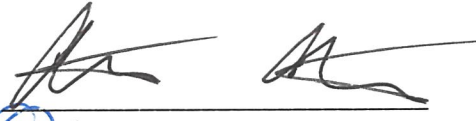
SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, the meeting adjourned at 11:13 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair