MINUTES OF MEETING
WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Woodcreek Community Development District held a Regular Meeting on April 24, 2026 at 10:00 a.m., or as soon thereafter as the matter may be heard, at the Woodcreek Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Brandy Kelly	Assistant Secretary
William "Woody" Hughes	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC
Jere Earlywine	District Counsel
Chloe Rodriguez	Access Management
Angel Rodriguez	Access Management
Alex Gormley	Access Management

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

Ms. Cerbone called the meeting to order at 10:12 a.m.

Supervisors Moulton, Cotter, Hughes, and Kelly were present. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2026**

This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided in a separate package)**

  Required Ethics Training and Disclosure Filing

  - **Sample Form 1 2023/Instructions**

A. Membership, Obligations and Responsibilities

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

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

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS **Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Ms. Cerbone noted that the 2025 Goals and Objectives Reporting was completed.

B. October 1, 2025 - September 30, 2026

Ms. Cerbone presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Cotter and seconded by Ms. Kelly, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

SIXTH ORDER OF BUSINESS **Consideration of SOLitude Lake Management, LLC Agreements**

Mr. Earlywine presented the following:

A. Consent to Assignment of the Lake Maintenance Services Agreement

B. Erosion Repair Services

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the SOLitude Lake Management, LLC Agreement for Consent to Assignment of the Lake Maintenance Services Agreement and Agreement for Erosion Repair Services, were approved.

SEVENTH ORDER OF BUSINESS **Consideration of Access Residential Management LLC d/b/a Access Management Field Operations Agreement**

Ms. Cerbone presented the Access Residential Management LLC d/b/a Access Management Field Operations Agreement.

On MOTION by Ms. Moulton and seconded by Mr. Kelly, with all in favor, the Access Residential Management LLC d/b/a Access Management Field Operations Agreement, was approved.

EIGHTH ORDER OF BUSINESS **Ratification Items**

A. Schickedanz Bros-Hammock Pines LTD Special Warranty Deed

B. Notice of Termination of CDD/HOA Maintenance Agreement with Woodcreek Community Association, Inc.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Schickedanz Bros-Hammock Pines LTD Special Warranty Deed and the Notice of Termination of CDD/HOA Maintenance Agreement with Woodcreek Community Association, Inc., were ratified.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2026**

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.

TENTH ORDER OF BUSINESS **Approval of September 26, 2025 Public Hearing and Regular Meeting Minutes**

On MOTION by Ms. Moulton and seconded by Ms. Cotter, with all in favor, the September 26, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: WRA Engineering, LLC

There were no District Counsel or District Engineer reports.

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

- **Form 1 Submission and Ethics Training**
- **NEXT MEETING DATE: NEXT MEETING DATE: May 22, 2026 at 10:00 AM, or immediately following the adjournment of the Avalon Park West CDD meeting (Presentation of FY2027 Proposed Budget)**
  - **QUORUM CHECK**

The next meeting will be on June 12, 2026, instead of May 22, 2026.

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 Ms. Moulton and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 10:46 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

WOODCREEK CDD **April 24, 2026**

Secretary/Assistant Secretary

Chair/Vice Chair