

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Summer Woods Community Development District was held on **Thursday, August 03, 2017 at 11:06 a.m.** at the office of Neal Land Ventures located at 8131 Main Street, Suite 207, Lakewood Ranch, Florida 34202.

Present and constituting a quorum were:

Priscilla Heim	Board Supervisor, Chairman
Dale Weidemiller	Board Supervisor, Vice Chairman
Sandy Foster	Board Supervisor, Assistant Secretary

Also present were:

Brian Lamb	District Manager, Meritus
Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	Manager Director of Financial Services, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Armando Cabre´	Interim District Engineer, Cabre´ Engineering
Audience	Jim Harvey, The Kolter Group LLC Troy Simpson, The Kolter Group LLC

FIRST ORDER OF BUSINESS

Call to Order

Mr. Lamb called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Lamb stated for the record that no members of the public were present.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Vogler
Ashton, PLLC as District Counsel**

Mr. Lamb presented the resignation of District Counsel.

On a Motion by Ms. Heim, seconded by Mr. Weidemiller, with all in favor, the Board Accepted the Resignation of Vogler Ashton, PLCC as District Counsel, for Summer Woods Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Proposals for
Professional District Counsel Services**

Mr. Lamb discussed the appointment of new District Counsel.

On a Motion by Mr. Weidemiller, seconded by Ms. Foster, with all in favor, the Board Approved the Fee Agreement to Engage Hopping, Green, & Sams, as District Counsel, for Summer Woods Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Staff Funding
Agreement**

Mr. Lamb asked the Board to approve a staff funding agreement with Kolter Acquisitions, LLC.

On a Motion by Mr. Weidemiller, seconded by Ms. Heim, with all in favor, the Board Approved the Staff Funding Agreement, in substantial form, for Summer Woods Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for
Professional District Management
Services**

Mr. Lamb presented the proposed contracts with Rizzetta & Company, Inc.; one for District Management and one for Technology services.

On a Motion by Mr. Weidemiller, seconded by Ms. Heim, with all in favor, the Board Approved the Rizzetta & Company, Inc. Contract for District Management Services and the Contract for Technology Services, for Summer Woods Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposals for
Professional Interim District Engineering
Services**

Mr. Earlywine reviewed the proposal and advised the District will go out to RFQ for District Engineering Services, but can approve an interim agreement subject to certain monetary restrictions.

On a Motion by Mr. Weidemiller, seconded by Ms. Foster, with all in favor, the Board Approved the Proposal from Cabre' Engineering for Professional Interim District Engineering Services, for Summer Woods Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Transition Resolutions

Mr. Lamb advised resolution 2017-07 through 2017-15 were pre filled out and prepared by District and can be approved in the form of consent. Resolution 2017-07 designates Ms. Belinda Blandon and Ms. Melissa Dobbins as Assistant Secretaries; resolution 2017-08 designates authorized signatories for the bank accounts to include Chairman, Vice Chairman, Secretary, Assistant Secretaries, Treasurer, and Assistant Treasurer; resolution 2017-09 designates primary administrative office as the Rizzetta Fort Myers office, and principle head quarters is to be on Capital Drive, Site 130, in Lakewood Ranch; resolution 2017-10 designates SunTrust as public depository; resolution 2017-11 designates Eric Dailey as Secretary of the District; resolution 2017-12 designates Scott Brizendine as Treasurer and Shawn Wildermuth as Assistant Treasurer; resolution 2017-13 authorizes disbursement of funds which is a continuing expense resolution; resolution 2017-14 designates William Rizzetta as registered agent with the registered with the registered office being 344 Colwell Avenue, Suite 200, Tampa, Florida 33614; and resolution 2017-15 designates Rizzetta & Company as the District Manager.

On a Motion by Mr. Weidemiller, seconded by Ms. Heim, with all in favor, the Board adopted Resolutions 2017-07 through 2015-15, for Summer Woods Community Development District.

NINTH ORDER OF BUSINESS

Presentation of Engineer's Report

Mr. Earlywine introduced the Engineer's report and assessment methodology report, advising the Engineer's report being presented only affects area 1 of the 3 part project. He advised it is related to the first take down and any notice would go only to the first phase and the hearing would occur in September.

Mr. Cabre' reviewed the Engineer's report for Phase 1, advising it is to include 217 lots, including infrastructure, and the clubhouse facility. He advised the remaining 345 residential units will be built in future phases. Mr. Earlywine inquired regarding the CDD improvements. Mr. Cabre' advised the CDD improvements are to include roadways, stormwater, water and sewer, and the clubhouse at an estimated cost of \$6,500,000.00. Mr. Earlywine asked Mr. Cabre' if it is his professional opinion that the project is feasible and able to be constructed. Mr. Cabre' confirmed. Mr. Earlywine asked Mr. Cabre' if it is his professional opinion that the costs are reasonable and consistent with market conditions. Mr. Cabre' confirmed.

Mr. Brizendine reviewed the Assessment Methodology advising it is related only to assessment area one which is approximately 114 of the total 268 acres.

On a Motion by Mr. Weidemiller, seconded by Ms. Heim, with all in favor, the Board approved the Engineer's Report and Assessment Methodology in Substantial Form and for Purposes of the Declaring Resolution, for Summer Woods Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-04,
Declaring Special Assessments**

Mr. Earlywine reviewed resolution 2017-04, Declaring Special Assessments for Assessment Area One. He advised that per Florida law in order for an assessment to be valid, there must be sufficient benefit from the project and the assessments have to be fairly and reasonably allocated. Mr. Earlywine advised the public hearing would be held at the office of Neal Land Ventures, 8131 Main Street, Suite 2017, Lakewood Ranch, Florida 34202 on September 12, 2017 at 11:00 a.m. Discussion ensued regarding property ownership.

On a Motion by Mr. Weidemiller, seconded by Ms. Heim, with all in favor, the Board adopted Resolution 2017-04, Declaring Special Assessments, for Summer Woods Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05,
Rescinding Prior Debt Service
Assessments**

Mr. Earlywine reviewed the resolution advising it would nullify and cancel prior debt special assessments.

On a Motion by Ms. Heim, seconded by Mr. Weidemiller, with all in favor, the Board adopted Resolution 2017-05, Rescinding Prior Debt Service Assessments, for Summer Woods Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-06,
Setting a Public Hearing Regarding Use of
the Uniform Method**

Mr. Earlywine reviewed the resolution advising that his firm has reviewed the records of the District and could not locate a resolution authorizing use of the Uniform Method of collection which is required as part of the bond issuance.

On a Motion by Mr. Weidemiller, seconded by Ms. Heim, with all in favor, the Board adopted Resolution 2017-06 Setting a Public Hearing Regarding Use of the Uniform Method for Tuesday, September 12, 2017 at 11:00 a.m. to be held at the office of Neal Land Ventures, located at 8131 Main Street Suite 207, Lakewood Ranch, Florida 34202, for Summer Woods Community Development District.

THIRTEENTH ORDER OF BUSINESS

Termination of Existing District Manager


Mr. Lamb asked for a motion to terminate the contract with Meritus for District Management Services and to authorize Counsel to coordinate final payment and transition through the termination.

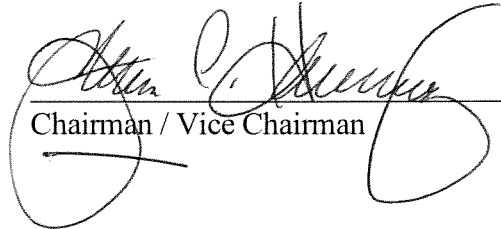
On a Motion by Mr. Weidemiller, seconded by Ms. Heim, with all in favor, the Board Terminated the Contract with Meritus for District Management Services and Provided Authorization to Counsel to Coordinate Final Payment and Transition Through Termination, for Summer Woods Community Development District.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Weidemiller, seconded by Ms. Heim, with all in favor, the Board adjourned the meeting at 11:32 a.m., Summer Woods Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman