



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

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***SUMMER WOODS  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Board Package***

***Board of Supervisors  
General Meeting***

***Tuesday  
November 12, 2013***

***1:00 p.m.***

***At the Offices of:***

***Neal Communities  
8131 Lakewood Main Street, Suite 207  
Bradenton, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Summer Woods Community Development District

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Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9105

November 7, 2013

Board of Supervisors  
**Summer Woods Community  
Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Summer Woods CDD is scheduled for **Tuesday, November 12, 2013 at 1:00 p.m.** in the offices of Neal Communities, 8131 Lakewood Main Street, Suite 207, Bradenton, Florida.

*The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.*

The balance of the agenda is routine in nature and staff will present their reports at the meeting. .  
If you have any questions, please contact me.

Sincerely,

***Bruce St. Denis***

Bruce St. Denis  
District Manager

Cc: Attorney  
CMS  
District Records

District: SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT  
Date of Meeting: **Tuesday, November 12, 2013**  
Time: **1:00 p.m.**  
Location: Neal Communities  
8131 Lakewood Main Street, Suite 207  
Bradenton, Florida

Conference Call No.: 877-325-9484  
Meeting Room Code: 1288  
Guest Code: 8821

- I.** Roll Call
- II.** Public Comments on Agenda Items
- III.** Organizational Matters:
  - A. Acceptance of Resignation of Ms. Jolin Solie Exhibit 1
  - B. Appointment of Individual to Serve as Supervisor
  - C. Oath of Office of Newly Appointed Supervisor
  - D. Overview of Supervisor and District Responsibilities
  - E. Compensation of Newly Appointed Supervisor
  - F. Resolution 2014-1, Election of Officers Exhibit 2
- IV.** Administrative Matters:
  - A. Approval of Minutes of July 16, 2013 Meeting Exhibit 3
  - B. CMS Financial Report
- V.** General Matters:
  - A. Items not Listed on Agenda
- VI.** Staff Reports
  - A. Manager – Legislative Update “Opportunity to be Heard”
  - B. Attorney
  - C. Engineer
- VII.** Audience Comments
- VIII.** Supervisors Requests
- IX.** Adjournment

**EXHIBIT 1.**

August 12, 2013

Please accept my resignation effective August 12, 2013 as a Supervisor on the following CDD Boards:

Harbourage at Braden River Community Development District
Forest Creek Community Development District
Water's Edge Community Development District
Silverleaf Community Development District
Woodbrook Community Development District
Myakka Ranch Community Development District
Palmetto Pines Community Development District
Blackburn Creek Community Development District
River Road at Center Road Community Development District
Summer Woods CDD
Boca Royale

Sincerely,



Jolin Solie

**EXHIBIT 2.**

RESOLUTION 2014-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT [“DISTRICT”] DESIGNATING THE OFFICERS OF THE DISTRICT

WHEREAS, the Board of Supervisors of the Summer Woods Community Development District at the business meeting held on November 12, 2013 desires to appoint the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Bruce St. Denis</u>	Secretary
_____	Treasurer
_____	Assistant Treasurers
<u>John Daugirda &amp; Richard Woodville</u>	Assistant Secretaries
<u>Jean M. Rugg &amp; Carolyn Stewart</u>	Assistant Secretaries
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. That this Resolution supersedes all previous resolutions and motions designating, electing or appointing officers adopted by the Board of Supervisors of the Summer Woods Community Development District and are hereby declared null and void.

ADOPTED THIS 12th DAY OF November, 2013.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

Title:  
 Chairperson  
 Vice Chairperson

**EXHIBIT 3.**



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**MINUTES OF MEETING  
HARBOURAGE AT BRADEN RIVER  
COMMUNITY DEVELOPMENT DISTRICT**

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The Public Hearing and Regular Meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District was held on Tuesday, August 13, 2013 at 1:00 p.m. at the offices of Neal Communities, 8141 Lakewood Main Street, Suite 210, Bradenton, Florida.

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**FIRST ORDER OF BUSINESS - Roll Call**

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Mr. St. Denis called the meeting to order.

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The Board members introduced themselves for the record.

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26

Present were:

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Priscilla Heim	Chairman
Karen Byrnes	Supervisor
Eddie Gaudette	Supervisor

32  
33

Also present were:

34  
35  
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39  
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41

John Daugirda	Manager
Bruce St.Denis	DPFG
Cindy Wright	CMS
Christy Teffenhart	CMS
Kim Ashton	District Counsel (via telephone)
Ian Davidson	Resident
Suzie White	Resident

42  
43

Mr. St. Denis established a quorum of the Board was present.

44  
45

**SECOND ORDER OF BUSINESS – Administrative Matters**

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**A. Approval of Minutes of the June 11, 2013 Meeting**

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Mr. St. Denis stated each Board member received a copy of the minutes of the June 11, 2013 meeting, and requested any additions, corrections or deletions.

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52

There not being any,

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On MOTION by Ms. Byrnes, SECONDED by Ms. Heim, WITH ALL IN FAVOR, the Board approved the Minutes of the June 11, 2013 Meeting.

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1 **B. Meeting Dates for FY 2014**

2 Mr. St. Denis presented the meeting dates for FY 2014 and requested a motion to  
3 approve.

4

5 On MOTION by Ms. Byrnes, SECONDED by Mr. Heim, WITH ALL IN FAVOR, the  
6 Board approved Meeting Dates for FY 2014.

7

8 **THIRD ORDER OF BUSINESS – Public Hearing on FY 2013-2014 Budget.**

9 **A. Open Public Hearing**

10

11 On MOTION by Ms. Heim, SECONDED by Ms. Byrnes, WITH ALL IN FAVOR, the  
12 Board opened the public hearing.

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14 **B. Presentation**

15 Mr. Daugirda stated the operating budget keeps the assessment level the same on  
16 roll at \$345,000. There is a slight reduction in the fund balance forward, but assessments  
17 have not been raised. Expenditures total \$395,840, with a slight reduction on  
18 lake/wetlands, contingencies, and reserves with administrative cost about the same.

19

20 **C. Public Comment and Board Discussion**

21 There being none, the next item followed.

22

23 **D. Resolution 2013-4 Annual Appropriations and Budget Adoption**

24 Mr. St. Denis presented Resolution 2013-4 and requested a motion to approve.

25

26 On MOTION by Ms. Heim, SECONDED by Mr. Gaudette, WITH ALL IN FAVOR, the  
27 Board adopted Resolution 2013-4, Annual Appropriations and Budget Adoption for  
28 Fiscal Year 2013-2014.

29

30 **E. Resolution 2013-5, Assessment Levy**

31 Mr. St. Denis presented Resolution 2013-5 and requested a motion to approve.

32

33 On MOTION by Mr. Gaudette, SECONDED by Ms. Heim, WITH ALL IN FAVOR, the  
34 Board adopted Resolution 2013-5, Assessment Levy for Fiscal Year 2013-2014.

35

36

1 **F. Close Public Hearing**  
2

3 On MOTION by Ms. Heim, SECONDED by Ms. Byrnes, WITH ALL IN FAVOR, the  
4 Board closed the public hearing.  
5

6 **FOURTH ORDER OF BUSINESS – Business Matters**

7 **A. Additional Matters**

8 Mr. St. Denis requested that the Board adopt Resolution 2013-6 to be sent to  
9 Chairman for signature to have him appointed as Assistant Secretary.  
10

11 On MOTION by Ms. Heim, SECONDED by Ms. Byrnes, WITH ALL IN FAVOR, the  
12 Board adopted Resolution 2013-6, Appointing Mr. St. Denis as Assistant Secretary,.  
13

14 **FIFTH ORDER OF BUSINESS- Staff Reports**

15 **A. Manager**

16 There being no report, the next item followed.  
17

18 **B. Attorney**

19 There being no report, the next item followed.  
20

21 **C. Engineer**

22 There being no report, the next item followed  
23

24 **SIXTH ORDER OF BUSINESS – Audience Comments**

25 Audience Comments are outlined as follows:

- 26 • Sales signs to be removed;
  - 27 • Any plans to make money from the dock;
  - 28 • Possibility of setting up Boat Club House;
  - 29 • Obligation to report transponder data to FEDP;
  - 30 • Hole next to sidewalk-washout;Control vandalism; and
  - 31 • Budget being sent to residents in form of “trim notice”.
- 32

33 **SEVENTH ORDER OF BUSINESS – Supervisors Request**

34 There not being any, the next item followed.  
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36 **EIGHTH ORDER OF BUSINESS – Adjournment/ Continuation**

37 Mr. St. Denis requested a motion to adjourn.

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On MOTION by Ms. Byrnes, SECONDED by Ms. Heim, WITH ALL IN FAVOR, the Board adjourned the meeting.

*\*These minutes were prepared in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

- Secretary
- Assistant Secretary

**Title:**

- Chairman
- Vice Chairman



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