

Woodlands Section 9

Community Development District

Revised Meeting Agenda

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|-----------------------------------|--|
| Seat 1: Lindsay Foster – (C.) | |
| Seat 2: John Lonergan – (V.C.) | |
| Seat 5: Janet Trump – (A.S.) | |
| Seat 4: Albani Belandria – (A.S.) | |
| Seat 5: Landon Massel – (A.S.) | |

Tuesday
February 11, 2025
4:00 p.m.

The Offices of Billing, Cochran, Lyles, Mauro & Ramsey, PA,
515 E Las Olas Blvd, Fort Lauderdale, FL, 33301
(Las Olas Square, Suite 600)

Microsoft Teams

Meeting ID: 250 733 128 743 and Passcode: gHnsGt
1 872-240-4685 and Phone Conference ID: 294 253 9#

1. Roll Call
2. Approval of the Minutes of December 10, 2024 Meeting
3. Consideration of **Resolution #2025-01** Designating Michael J. Pawelczyk as the District's Registered Agent
4. Discussion of Financing Matters related to Series 2025 Bonds
 - A. **Consideration of Amended and Restated Engineers Report**
 - B. Consideration of Master Assessment Methodology – **February 11, 2025**
 - C. Consideration of **Resolution #2025-02** Declaring Special Assessments
 - D. Consideration of **Resolution #2025-03** Calling for a Public Hearing to Impose Special Assessments
 - E. Consideration of **Resolution #2025-04** Bond Authorizing Resolution
 - 1) Exhibit A:
 - a. Master Trust Indenture
 - b. Second Supplemental Trust Indenture
5. Consideration of:
 - A. Engagement Letter with Caulfield & Wheeler, Inc.
 - B. Agreement between Marty Kiar, as Broward County Property Appraiser and Woodlands Section 9 Community Development District for Non-Ad Valorem Assessments
 - C. **Resolution #2025-05** Appointing Paul Winkeljohn as Secretary
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager

7. Financial Reports
 - A. Funding Request #4
 - B. Acceptance of Unaudited Financials
8. Supervisors Requests and Audience Comments
9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <https://www.woodlandssection9cdd.com/>