

Willows Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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<https://willowscdd.net/>

July 31, 2026

Board of Supervisors
Willows Community Development District

ATTENDEES:

Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Willows Community Development District will hold a Public Hearing and Regular Meeting on August 7, 2026 at 11:00 a.m., or as soon as the matter may be heard, at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 3; *Term Expire November 2028*
 - Administration of Oath of Office to Appointed Qualified Elector (*the following to be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/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
4. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 4; *Term Expire November 2028*
 - Administration of Oath of Office to Appointed Qualified Elector
5. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date

6. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
7. Consideration of Resolution 2026-07, Providing for Funding for the FY 2027 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
8. Consideration of Resolution 2026-08, Accepting the Certification of the District Engineer that the Series 2019 Project is Complete; Declaring the 2019 Project Complete; Finalizing the Special Assessments Securing the District's Series 2019 Special Assessment Revenue Bonds; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date
9. Discussion: Performance FY 2026 Measures/Standards & Annual Reporting Form – Goal 2.1 District Infrastructure and Facilities Maintenance
10. Consideration of Resolution 2026-09, Re-Scheduling and Noticing the Public Hearing on Proposed Amended Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
11. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025
12. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of June 30, 2026
 - B. Approval of June 5, 2026 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *ZNS Engineering, L.C.*

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

- 979 Registered Voters in District as of April 15, 2026
- UPCOMING MEETINGS
 - September 4, 2026 at 11:00 AM
 - October 2, 2026 at 11:00 AM
- QUORUM CHECK

SEAT 1	MICHELLE FARO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	PETER EDUARDO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	GREG MUNDELL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	HAL LUTZ	☐ IN PERSON	☐ PHONE	☐ NO

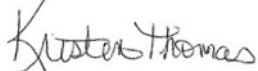
14. Board Members' Comments/Requests

15. Public Comments

16. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 517-5111.

Sincerely,



Kristen Thomas
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 866 4977