

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.

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, January 5, 2015 at 4:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Stewart Gibbons	Board Supervisor, Chairman
Richard Dombrowski	Board Supervisor, Assistant Secretary
Randy Cook	Board Supervisor, Assistant Secretary
Bryan Gifford	Board Supervisor, Assistant Secretary
Peter Rundel	Board Supervisor

Also present were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A.
Alyssa Cameron	District Counsel, Hopping Green & Sams, P.A. <i>(via conference call)</i>
Ed Rogers	District Engineer, Heidt Design
Laura Bartholomew	District Engineer, Heidt Design
Leigh Fletcher	Representative, Bond Counsel <i>(via conference call)</i>
Tyree Brown	Operations Manager, Rizzetta & Company, Inc.
Jeff Mantei	Representative, Cardinal Landscaping
Mike Mantei	Representative, Cardinal Landscaping
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Suit called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Ms. Suit asked if there were any comments from the audience on agenda items. There were none.

THIRD ORDER OF BUSINESS

Administer Oath of Office to Newly Elected Supervisors

Ms. Suit, a Notary Public in the State of Florida administered the oath of office to Randy Cook, Peter Rundel, and Bryan Gifford. Mr. Cook, Mr. Rundel, and Mr. Gifford swore and affirmed to the oath and executed the oath.

FOURTH ORDER OF BUSINESS

Review of Form 1 and Sunshine Law Requirements

Mr. Van Wyk reviewed the Form 1 and Sunshine Law Requirements with the new Board Supervisors.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on November 3, 2014

Ms. Suit asked if there were any changes to the minutes. There were none.

On a Motion by Mr. Dombrowski, seconded by Mr. Gifford, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on November 3, 2014 as presented for Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for October and November 2014

Discussion ensued regarding various invoices and the services they represent.

On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for October 2014 (\$128,002.88) as presented for Connerton West Community Development District.

On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for November 2014 (\$55,235.43) as presented for Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2015-06, Designating Officers of the District

Ms. Suit presented Resolution 2015-06, Designating Officers of the District. She stated that Mr. Jones was previously the Vice Chairman and the Board would need to appoint a new Vice Chairman.

On a Motion by Mr. Dombrowski, seconded by Mr. Gifford, with all in favor, the Board of Supervisors approved Resolution 2015-06, Designating Officers of the District (Stewart Gibbons – Chairman, Randy Cook – Vice Chairman, and Bryan Gifford, Peter Rundel, Richard Dombrowski, and Kristen Suit as Assistant Secretaries for Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Landscape Maintenance – Presentation of Monthly Field Inspection Report

Mr. Brown presented his monthly field inspection report. He entertained Mr. Rundel's questions regarding the tree pruning and stated that he would have further discussion with Cardinal Landscaping. Mr. Cook requested that Mr. Brown work with the landscapers on the pruning.

NINTH ORDER OF BUSINESS

Update Regarding Tree Replacement

Mr. Rogers gave the Board an update on the plan for the tree replacement. He entertained the Board members' questions.

Mr. Brown presented and reviewed Ron Litts' proposal to inspect and excavate four trees and prepare an analysis.

On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved Ron Litts' revised proposal to inspect and excavate four trees (one healthy tree and three unhealthy trees of two different species) and prepare an analysis (not-to-exceed \$3,000) for Connerton West Community Development District.

Mr. Van Wyk stated that the Board needed to discuss who is going to pay for the cost of the tree replacement. He stated that Mr. Rogers could draft a letter to the original installer. Mr. Van Wyk stated that once the Board receives the report from Mr. Litts then they can decide who is responsible to pay the cost of the tree replacement and how to obtain payment.

Mr. Mantei presented pictures for some proposed landscape enhancements. Discussion ensued. The Board decided to table this item until their next meeting.

Mr. Mantei presented and reviewed three proposals for pine bark installation. Discussion ensued.

On a Motion by Mr. Dombrowski, seconded by Mr. Gifford, with all in favor, the Board of Supervisors Cardinal Landscaping's three proposals for pine bark installation at Jasmine Abbey (\$6,240.00), Park 210 (\$4,290.00) and Swiss Chard (\$1,170.00) for Connerton West Community Development District.

TENTH ORDER OF BUSINESS

**Discussion Regarding Bond Restructure -
Consideration of Assessment
Methodology**

Mr. Van Wyk reviewed the bond restructure process for the Board. He entertained their questions. This item was tabled.

ELEVENTH ORDER OF BUSINESS

**Consideration of Supplemental
Engineer's Report**

This item was tabled.

TWELFTH ORDER OF BUSINESS

Consideration of Settlement Agreement

Mr. Van Wyk reviewed the Settlement Agreement for the Board. He entertained the Board members' questions.

On a Motion by Mr. Rundel, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the Settlement Agreement in substantial form and authorized District Chairman to execute the agreement once it is finalized for Connerton West Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05,
Supplemental Assessment Resolution**

Mr. Van Wyk requested that this item be tabled until the February Board meeting.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-07,
Direct Purchase Resolution**

Mr. Van Wyk presented and reviewed Resolution 2015-07, Direct Purchase Resolution. He entertained the Board members' questions.

On a Motion by Mr. Cook, seconded by Mr. Rundel, with all in favor, the Board of Supervisors approved Resolution 2015-07, Direct Purchase Resolution as presented for Connerton West Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Proposal for Public
Facilities Report**

Mr. Rogers presented and reviewed Heidt Design's Work Authorization #6 to prepare a Public Facilities Report. He entertained the Board members' questions.

On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved Heidt Design's Work Authorization #6 to prepare a Public Facilities Report (\$4,000.00) as presented for Connerton West Community Development District.

SIXTEENTH ORDER OF BUSINESS

Discussion Regarding Water Use Report

Ms. Suit presented the Ballenger Water Use Report. She stated that the report is provided to SWFWMD. Discussion ensued. Mr. Rogers stated that he would follow-up on the rate change for the reclaimed water.

SEVENTEENTH ORDER OF BUSINESS

Ratification of Stahl & Associates Insurance Proposal

Ms. Suit presented and reviewed Stahl & Associates' insurance proposal for the District. She entertained the Board members' questions. Ms. Suit asked for a motion to ratify District Chairman's approval.

On a Motion by Mr. Dombrowski, seconded by Mr. Cook, with all in favor, the Board of Supervisors ratified District Chairman's approval of Stahl & Associates Insurance Proposal for Connerton West Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Van Wyk stated that he has received the fully executed Construction Funding Agreement and the Construction Easement for Parcel 213 has been recorded.

Mr. Rogers stated that he brought RIPA & Associates Parcel 213 Construction Contract for the Chairman to execute. He stated that he would be issuing a Notice-to-Proceed tomorrow.

B. District Engineer

Mr. Rogers gave an update regarding the Garden Party Park Drainage Permit. He stated that the County has requested that the District add a manhole system. Mr. Rogers reviewed the updated drainage improvement plan with the Board. He estimated that the cost would be \$7,500 to \$10,000 for drainage improvements. Mr. Rogers stated that he believes the District had obtained a proposal for the drainage improvements previously and maybe it could be revised to include the manhole installation. He entertained the Board members' questions.

C. District Manager

Ms. Suit reviewed the financial status report for the month of November.

Ms. Suit stated that the Board's next meeting was scheduled for February 2, 2015 at 4:00 p.m.

NINETEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience comments.

Mr. Cook stated that Rose Pointe HOA is now maintaining the landscape in the specified area and the District is no longer responsible. He asked how this affects the District's landscape maintenance budget and asked if it is reflected in the District's financials. Mr. Brown stated that the maintenance included mowing, pruning, fertilization and pest control. Mr. Cook stated that the District should receive a credit. Discussion ensued. Mr. Brown stated that the Rose Pointe area had been removed from the landscape map when the District went through the latest RFP process and it is not included in the current landscape maintenance cost.

Discussion ensued regarding trees lifting sidewalks.

Ms. Suit stated that the cost for the off-duty sheriff's deputy patrols is increasing substantially. She stated that the deputy patrols would have to be decreased in order to stay within budget. Ms. Suit stated that she decreased February's schedule from 20 days to 16 days. She stated that she has not seen a lot of activity on the sheriff's reports. Discussion ensued. Ms. Suit stated that she would go back and review the patrol schedules to see where they can be decreased to stay within budget and update the Board on the summer patrols scheduled hours.

Mr. Rogers introduced Laura Bartholomew from Heidt Design to the Board. He stated that she is an experienced engineer who will be working with him on District matters.

A brief discussion ensued regarding the next phase of Connerton West.

Mr. Cook asked how the Board members felt about the holiday lighting and decorations. A brief discussion ensued.

TWENTIETH ORDER OF BUSINESS

Adjournment

Ms. Suit stated that there was no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors adjourned the meeting at 6:23 p.m. for Connerton West Community Development District.


Assistant Secretary


Chairman / Vice Chairman