

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, October 13, 2014 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
Dale "Chip" Jones	Board Supervisor, Vice Chairman
Randy Cook	Board Supervisor, Assistant Secretary
Bryan Gifford	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Kristin Suit	District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A. <i>(via conference call)</i>
Ed Rogers	District Engineer, Heidt Design
Ashley Noonan	Representative, Hayman Woods <i>(via conference call)</i>
Leigh Fletcher	Representative, Hayman Woods <i>(via conference call)</i>
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

Administration of Oath of Office to Newly Appointed Supervisor

Mr. Brizendine, a Notary Public in the State of Florida, administered the oath of office to Bryan Gifford. 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. Brizendine briefly reviewed Chapter 190 of the Florida Statutes, the Sunshine Law, Public Records requirements, and the Form 1 for Mr. Gifford.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting held on September 8,
2014**

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

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 8, 2014 as presented for Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for August
2014**

Discussion ensued regarding various invoices and the services they represent.

On a Motion by Mr. Cook, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2014 (\$79,355.29) as presented for Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-01,
Designating an Assistant Secretary
(Kristen Suit)**

Ms. Suit presented and reviewed Resolution 2015-01, Designating an Assistant Secretary. She stated that the resolution appointed her as an Assistant Secretary for signature purposes and Mr. Brizendine would also remain as an Assistant Secretary.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor the Board of Supervisors approved Resolution 2015-01, Appointing an Assistant Secretary (Kristen Suit) as presented for Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

**Opening of Proposals for Parcel 213
Construction Services**

Ms. Suit stated for the record that this was a publicly advertised request for proposals for construction services. She stated that the notice ran on September 12th with the proposals being due on October 13th at noon.

Ms. Suit stated that three the proposals received from the request for proposals for Parcel 213 Construction Services were received by the deadline. She stated that that they were from the following companies; The Kearney Companies, RIPA, and QGS Development.

Ms. Suit stated that a fourth proposal was received from American Construction & Engineering after the noon deadline. She stated that their proposal wasn't received until 12:17 p.m. Ms. Suit stated that it was up to the Board's discretion if they would like to allow the late submission. Discussion ensued.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor the Board of Supervisors waived the deadline for submission of the RFP as immaterial for America Construction & Engineering's proposal for Parcel 213 Construction Services for Connerton West Community Development District.

Ms. Suit opened and presented the proposals as follows:

The Kearney Companies - \$1,697,697.97
RIPA - \$1,732,999.00
QGS Development - \$2,034,193.65
American Construction & Engineering - \$2,407,546.21

Mr. Van Wyk stated that the Supervisors had received copies of the proposals. He stated that the District Engineer will confirm that the proposals meet the request for proposal requirements. He stated that the Board could then rank the proposals at their November Board meeting. Mr. Van Wyk clarified that the proposals would not be a matter of public record.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-02,
Declaring a Vacant Board Seat**

Ms. Suit presented and reviewed Resolution 2015-02, Declaring a Vacant Board Seat. She stated that the vacant seat is Seat #4 which was J.R. Carroll's seat and is currently being filled by Supervisor Bryan Gifford. Ms. Suit stated that after November 18th the Board would need to appoint a person to fill the vacancy.

On a Motion by Mr. Cook, seconded by Mr. Gibbons, with all in favor the Board of Supervisors approved Resolution 2015-02, Declaring Seat #4 Vacant on November 18, 2014 as presented for Connerton West Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-03, Re-
designating a Public Depository for Funds**

Ms. Suit presented and reviewed Resolution 2015-03, Re-designating a Public Depository for Funds. She stated that the resolution would be moving the District's bank account from Wells Fargo to SunTrust Bank as Wells Fargo was charging fees.

On a Motion by Mr. Cook, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2015-03, Re-designating a Public Depository for Funds (SunTrust) as presented for Connerton West Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Proposals for Tree Replacement

Mr. Rogers stated that he would like to wait the Board to wait until District staff has had a chance to review all of the documentation, primarily the contractor's warranties, before they make a decision. Discussion ensued. The Board decided to table this item until their November meeting.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Enhancements

Ms. Suit stated that three proposals were received from Cardinal Landscaping for landscape enhancements. Mr. Brizendine stated that Mr. Brown has reviewed them and had some comments and questions regarding some of the plant material that was chosen and the layout. Mr. Brizendine suggested that the District wait on the landscape enhancements until Cardinal has become more familiar with the project. Mr. Brizendine also stated that the proposals could be brought back before the Board at their November meeting. The Board decided to table this item.

THIRTEENTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement and Construction Easement

Mr. Van Wyk requested that the Board table the Construction Funding Agreement and the Construction Easement until the November meeting. He stated that the agreement was a standard agreement for construction funding while the Board moves forward with the bond financing. He stated that the easement will allow the District to construct improvements upon the developer's property while the Developer is in the process of platting. Mr. Van Wyk gave the Board an update on the bond financing.

Mr. Jones asked for the status of the acceptance of the roads in Village 1 and 2. Mr. Rogers stated that he is still working on the final bond release and a few items on the punchlist need to be completed. He stated that he expects to be able to submit the updated bond release cost estimates to the County within the next 30 days. A brief discussion ensued.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

B. District Engineer
Mr. Rogers gave the Board an update on the Garden Party Park permit. He stated that he should have it within the next few days.

C. District Manager
Ms. Suit reviewed the financial status report for the month of August.

Ms. Suit gave the Board an update regarding the electrical installation for the holiday lighting.

FIFTEENTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

There were no audience member comments.

Mr. Cook asked if Illuminations Lighting had workers compensation coverage. Mr. Brizendine stated that Tim from Illuminations stated that he would provide a waiver and District Counsel was okay with this. Mr. Brizendine stated that the contractor will not be allowed on site until he provides proof of coverage or the waiver. Discussion ensued. The Board directed District staff to give the contractor until the end of the week to provide the necessary waivers.

Mr. Gibbons asked for a status update regarding the acceptance of the soccer park in Parcel 211. Mr. Brizendine stated that he would need to check with Mr. Brown on this. He stated that the installation of the water for the dog park has been completed.

Mr. Jones stated that at the start of the project the developer had installed purple martin houses in various locations around the community. He stated that a couple of them are in need of repair. Mr. Jones suggested that they be inspected and cleaned up for the season or removed.

Mr. Gifford stated that the bat houses had broken after about eighteen months and Mr. Zuercher cleaned them up. He stated that the Boy Scouts are considering redesigning them.

Mr. Cook asked for an update regarding his request that District management look into painting the fountain on Connerton Blvd. at the main entrance. Ms. Suit stated that she did receive proposals and is reviewing them and hopes to have the work completed this month.

Mr. Gibbons stated that in the section where Ryland Homes is building there were four lots on the corners with open areas owned by the District where Bahia grass was installed. He stated that they were very rough and too high relative to the houses next door.

Mr. Gibbons stated that he wanted to give Ryland Homes credit for working out a solution whereby they were going to come in and strip the area and then regrade. He stated that he asked them to give him an estimate of the work so that the cost could be shared but they haven't given him anything yet. A brief discussion ensued regarding a possible drainage issue. Mr. Jones recommended that the District's engineer inspect the area. Mr. Rogers stated that he would take a look at the area.

SIXTEENTH 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. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors adjourned the meeting at 5:04 p.m. for Connerton West Community Development District.



Assistant Secretary



Chairman / Vice Chairman