

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, November 3, 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
Richard Dombrowski	Board Supervisor, Assistant Secretary
Randy Cook	Board Supervisor, Assistant Secretary
Bryan Gifford	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Kristen Suit	District Manager, Rizzetta & Company, Inc.
Cliff Fischer	District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A.
Alyssa Cameron	District Counsel, Hopping Green & Sams, P.A.
Ed Rogers	District Engineer, Heidt Design
Adam Krug	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

Consideration of Minutes of the Board of Supervisors' Meeting held on October 13, 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 October 13, 2014 as presented for Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

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

Discussion ensued regarding various invoices and the services they represent. Mr. Rogers stated that he would follow-up on the location of the wells MWS3 and MWD3.

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 September 2014 (\$90,237.98) as presented for Connerton West Community Development District.

Mr. Jones requested that the Board go out of order on the meeting agenda and come back to the ranking of the proposals received for Parcel 213 Construction Services. The other Board members agreed.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Landscape
Maintenance
Presentation of Monthly Field Inspection**

Ms. Suit presented the Field Inspection Report. Mr. Brizendine explained the process for the creation of the report. The Board requested that Mr. Brown attend the Board meetings to review the monthly inspection report and entertain the Board members' questions. Mr. Cook gave the Board an update on the tree trimming at Pleasant Plains Parkway that hasn't been completed. Mr. Brizendine directed Ms. Suit to follow-up with Mr. Brown on this item. Discussion ensued regarding the berm along the pond on Pleasant Plains past the last round-about. Mr. Rogers gave the Board some history on the berm and the BioMass repairs

SIXTH ORDER OF BUSINESS

Discussion Regarding Tree Replacement

Mr. Van Wyk stated that he and Mr. Rogers were still working on the issue regarding the tree replacement. Mr. Rogers stated that he spoke with Hayman Woods who said that the District is welcome to try whatever they think will work. Mr. Rogers stated that he recommended contacting Universal Landscape to discuss the tree deficiencies. He stated that his office will make the contact. Mr. Van Wyk stated that he has determined that the trees are outside of the contracted warranty period. He stated that Mr. Rogers is trying to work with the contractor that installed the trees to see if they will still replace the trees even though they are outside of the warranty period. Mr. Van Wyk stated that if it is not possible then he and Mr. Rogers will come back to the Board with a recommendation.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Enhancement

Ms. Suit presented the proposals from Cardinal Landscaping for landscape enhancements that were tabled at the Board's last meeting. Discussion ensued regarding Cardinal's performance. Ms. Suit stated that she, Mr. Brizendine and Mr. Brown had a meeting with Cardinal to address the landscape concerns. Discussion ensued regarding the proposals. Mr. Jones recommended that the round-a-bout areas be checked to make sure that there are irrigation sleeves. Discussion ensued regarding the budget for landscape enhancements.

Mr. Krug stated that the developer would be willing to contribute to the irrigation deficiencies in the round-a-bouts in the interest of expediency. Mr. Cook made a motion to approve the proposal for the landscape enhancements at the round-a-bouts. Discussion ensued. Mr. Cook withdrew his motion.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved Cardinal Landscaping's enhancement proposal for three round-a-bouts on Connerton Blvd. and Pleasant Plains Pkwy. in the amount of \$36,855.00 and an additional cost of \$10,000 to be authorized to be spent by the Chairman in determining what irrigation is necessary and to work with the developer to augment whatever additional funds are necessary to achieve the irrigation and plantings in the round-a-bouts for Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Financing Issues

Consideration of Construction Funding Agreement

Ms. Suit stated that this item was distributed under separate cover. Ms. Cameron presented and reviewed the Construction Funding Agreement for the Parcel 213 project.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the Construction Funding Agreement for Parcel 213 as presented for Connerton West Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Temporary Construction Easement

Ms. Suit stated that this item was distributed under separate cover. Ms. Cameron presented and reviewed the Temporary Construction Easement for ingress/egress for Parcel 213 improvements.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the Temporary Construction Easement for the ingress/egress for Parcel 213 Improvements as presented for Connerton West Community Development District.

TENTH ORDER OF BUSINESS

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

Mr. Van Wyk requested that this item be tabled.

ELEVENTH ORDER OF BUSINESS

Consideration of Forbearance Agreement

Mr. Van Wyk requested that this item be tabled.

TWELFTH ORDER OF BUSINESS

**Consideration of Fourth Supplemental
Trust Indenture**

Mr. Van Wyk requested that this item be tabled.

THIRTEENTH ORDER OF BUSINESS

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

Mr. Van Wyk requested that this item be tabled.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-04,
Amending Fiscal Year 2013/2014 Budget**

Ms. Suit presented Resolution 2014-04, Amending Fiscal Year 2013/2014 Budget. Mr. Brizendine reviewed the resolution and the amended fiscal year 2013/2014 budget for the Board. He entertained the Board members' questions.

On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved Resolution 2014-04, Amending Fiscal Year 2013/2014 Budget as presented for Connerton West Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
Mr. Rogers gave the Board an update on the re-permitting of the drainage improvements for Garden Party Park. He stated that he received final comments back from the County last week and he will be responding this week.

Mr. Rogers reviewed the County's request that the District ties into the storm pipe and any tie-ins to storm sewer mains require a DOT sewer manhole. Mr. Jones asked what the cost would be if the District took it over and then tied it to the back of the existing storm box. Mr. Rogers answered that he would have to check into it. Discussion ensued. Mr. Rogers stated that the manhole would be on the eastside of the park and flush with the sidewalk. Mr. Jones recommended that the Board provide a copy of the revised plans to the contractor and have him revise his proposal and to also provide an alternate.

Mr. Krug gave the Board an update from the developer regarding Parcel 213. He stated that Hayman Woods has selected a homebuilder and they are finalizing negotiations. Mr. Krug stated that he thinks the homebuilder will start building in Parcel 213 the second quarter of 2015.

Mr. Krug stated that Hayman Woods entered into a transaction two years ago to sell the developed lots to Taylor Morrison. He stated that they had hoped that homebuilding activity in Parcel 214 around the clubhouse would have already started but it hasn't happened yet. Mr. Krug stated that that Hayman Woods has executed a contract to purchase the lots in Parcel 214 back from Taylor Morrison and are hoping to have new homebuilder activity in February or March. He entertained the Board members' questions.

(Mr. Krug left the meeting in progress)

C. District Manager

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

Ms. Suit stated that Blast Services has cleaned the graffiti off of the tunnel walls and the gazebo. She stated that the painting of the gazebos at Magnolia Park and Garden Party Park have been completed as well as the trellises and fountain.

(The Board recessed the meeting at 5:30 p.m. and reconvened at 5:35 p.m. with all those in attendance at the onset of the meeting still in attendance excluding Mr. Krug)

Mr. Cook gave the Board an update on the holiday lighting. He stated that a lot of the lights are up and he has requested that the lighting be turned on in mid November. A brief discussion ensued regarding the color of the lights and the Board decided to go with green on the top of the trees and white on the trunks as the contractor recommended.

Ms. Suit presented the Parcel 213 Construction Services Proposals received from American Construction & Engineering, The Kearney Companies, QGS Development, and RIPA & Associates.

Mr. Van Wyk stated that District Engineer's chart showed that there some items missing from American Construction & Engineering's proposal which makes the contractor non-responsive.

On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor the Board of Supervisors approved the removal of American Construction & Engineering's proposal from the Board's consideration due to it being non-responsive for Connerton West Community Development District.

Mr. Van Wyk stated that the Board will need to go through the evaluation process that was included in the RFP package sent to the contractors with the point schedule. He stated that he would like for District staff to make a presentation to the Board regarding their findings, comparison of all the proposals and their assignment of points. Mr. Van Wyk stated the Board could then amend and adjust points as they deem necessary.

Mr. Rogers reviewed his summary and ranking of the proposals with the Board. He entertained the Board members' questions. Mr. Rogers stated that GeoPoint has substantially completed the plat for Parcel 213. Discussion ensued regarding the proposals and the ranking. The Board agreed with District Engineer's ranking of the Parcel 213 Construction Services Proposals as follows:

- #1 – RIPA & Associates with 93.5 points
- #2 – The Kearney Companies with 92.7 points
- #3 – QGS Development with 87.5 points

On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor the Board of Supervisors ranked the Parcel 213 Construction Services Proposals as follows; #1 – Ripa & Associates with 93.5 points, #2 - The Kearney Companies with 92.7 points, and #3 - QGS Development with 87.5 points for Connerton West Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no comments or Supervisor requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

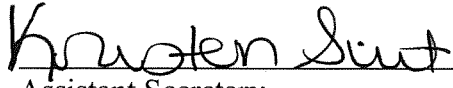
Ms. Suit stated that there was no further business to come before the Board and asked for a motion to adjourn.

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On a Motion by Mr. Cook, seconded by Mr. Jones, with all in favor, the Board of Supervisors adjourned the meeting at 6:25 p.m. for Connerton West Community Development District.


Assistant Secretary


Chairman / ~~Vice Chairman~~