

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 4, 2013 at 4:03 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
J. R. Carroll	Board Supervisor, Assistant Secretary
Richard Dombrowski	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Cordell Matthews	District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A.
Chuck Pons	Representative, Cardno Entrix
Eva Bailey	Representative, Cardno Entrix
Adam Krug	Representative, Hayman Woods <i>(joined the meeting in progress via conference call)</i>
Ashley Noonan	Representative, Hayman Woods <i>(via conference call)</i>
Ari Plechenach	Representative, Glick Family Investments <i>(joined the meeting in progress via conference call)</i>
Dave Truxton	Representative, Taylor Morrison <i>(joined the meeting in progress)</i>

FIRST ORDER OF BUSINESS

Call to Order

Mr. Matthews called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Matthews noted that there were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisor's Meeting held on October 14, 2013

Mr. Cook noted that on page four under the 9th order of business, the motion was made by Chip Jones, and seconded by J.R. Caroll.

(Mr. Dombrowski joined the meeting in progress)

On a Motion by Mr. Cook, and a second by Mr. Jones, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on October 14, 2013 as amended for Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for September 2013

Mr. Brizendine responded to various questions regarding invoices and the services they represented. The Board approved the expenditures pending verification that the invoice for the rock installation was not duplicated and had not been previously approved.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2013 (\$69,725.97) as discussed for Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2014-02, Redesignating an Assistant Secretary

Mr. Matthews presented Resolution 2014-02, Redesignating an Assistant Secretary. He stated that the resolution would be adding him as an Assistant Secretary and Mr. Brizendine would also stay on as an Assistant Secretary for signature purposes only.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved Resolution 2014-02, Redesignating an Assistant Secretary (Cordell Matthews) for Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

Landscape Discussion Regarding Parcels 201, 210, and 211

Mr. Matthews presented a proposal from K. Johnson Lawn and Landscaping for landscape maintenance services for Parcels 201, 210, and 211. He reviewed the costs for the Board. He stated that the monthly maintenance for Parcel 201 increased from \$965.00 to \$1,250.00 a month. Mr. Brizendine entertained the Board member's questions.

Discussion ensued regarding the areas to be maintained by the CDD versus the HOA and the possible conveyance of tracts of land from the HOA to the CDD for maintenance either through an easement or a deed of the land. Mr. Van Wyk stated that the preferred approach would be for the HOA to deed the tract to the District and reserve an easement for the HOA maintenance of the fence.

Discussion ensued regarding the description of the tract for the deed and the dedication of the tracts that are part of the conservation areas. Dave Truxton agreed that Taylor Morrison will provide updated legal descriptions for the outside parcels and will work with District Counsel in preparation of the necessary deed.

On a Motion by Mr. Jones, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors approved the District accepting a deed for the parcel as discussed to include a fence maintenance easement for the HOA subject to District Counsel's review and approval and authorized District Chairman to execute the deed for recording for Connerton West Community Development District.

Mr. Brizendine stated that Parcel 211 at the back of the community has a very large open passive park that has been planted with Bermuda. He stated that he and Mr. Brown were on site last week with Kerry Johnson. Mr. Brizendine stated that a lot of the Bermuda has not filled in yet and they would not advise opening it up right now. He stated that he has talked to Ballenger to increase the irrigation to encourage some growth. Mr. Brizendine recommended putting up caution tape around the park to prevent foot traffic on the growth area. He stated that everything else is ready to be accepted for maintenance by the District. Mr. Brizendine stated that the District could still accept the park. Discussion ensued regarding two options for the grass on the ball fields: (1) to supplement with Rye seed to thicken the growth; or (2) to continue to let the Bermuda grow in, and if the District is still unhappy with the growth, then come back later and do a re-seed with Bermuda. The Board requested that Taylor Morrison do an over seed of the area with Rye so the park can open for Thanksgiving. Upon inquiry from the Board, Mr. Brizendine confirmed that the playground in the park of Parcel 211 is ADA compliant.

Discussion ensued regarding the maintenance of Parcels 201, 210, and 211.

On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved K. Johnson Lawn and Landscaping's proposal for maintenance of Parcels 201, 210, and 211 as amended subject to District Management deciding on start dates for the parcels for Connerton West Community Development District.

Mr. Matthews stated that representatives from Cardno Entrix were present for a discussion regarding the mitigation monitoring and maintenance for Villages I and II. Chuck Pons gave an update on the monitoring and maintenance for both villages. He stated that both villages have two mitigation areas that have not been released yet. He stated that Cardno Entrix contracted with the District last year to do some maintenance and replanting. Mr. Pons reviewed the mitigation areas with the Board.

He stated that the monitoring will be done this month and he will complete a report and send it to the agencies for review.

Mr. Pons gave an update on the pond plantings that were done in Village II. Discussion ensued regarding SWFWMD's release of the mitigation areas. Ms. Bailey stated that they have finished the maintenance of all of the areas that are under contract and they are still monitoring the areas that are unreleased. Mr. Pons stated that he has sent Mr. Brizendine a renewal for the maintenance of the Village II Phase 3 mitigation areas. He stated that Cardno Entrix's contract for lake management in Village II was originally done without realizing that so many homes were going to be built. He stated that there probably needs to be a higher level of service now that more homes have been built. Mr. Pons stated that since the winter months are approaching, it is probably not necessary now, but would be good to start next spring or summer. Mr. Jones requested that Mr. Pons prepare a proposal for this service to start next spring when the weather gets warmer. Mr. Jones stated that the area in Village II Phase 3 has not been platted yet and is still under the developer.

Mr. Gibbons stated that the developer is currently in the process of continuing to complete the improvements necessary to serve the hospital over in Commerce Park. He stated that it is an area outside of the District. Mr. Gibbons stated that one of the things that is needed for the site is fill dirt. He stated that the District has surplus fill dirt in two areas. Mr. Gibbons stated that the developer has offered to pay \$.50 a yard for approximately 40,000 yards. Mr. Jones stated that the fill dirt will have to be removed before Parcel 213 is developed. Mr. Van Wyk stated that District Counsel can draft a purchase agreement for the removal of the fill dirt at the price proposed. Discussion ensued regarding removal of the balance of the fill dirt in excess of 40,000 yards. Mr. Krug stated that if there is excess fill dirt after the developer takes what is needed for Commerce Park, the remaining fill dirt could be removed and stored somewhere else on developer property.

<p>On a Motion by Mr. Dombrowski, seconded by Mr. Jones, with all in favor, the Board of Supervisors accepted the developer's offer to purchase the fill dirt located on Parcels 212 and 213 at a cost of \$.50 a yard for up to 40,000 yards, and to include in the agreement the removal of any remaining fill dirt exceeding 40,000 yards as agreed upon for Connerton West Community Development District.</p>
--

Mr. Gibbons turned the floor over to Adam Krug. Mr. Krug introduced Hayman Woods' partner Ari Plechenach to the Board. He stated that Mr. Plechenach represents Glick Family Investments. Mr. Krug gave the Board some background on the Glick family. He stated that a little over a year ago the Glick family began buying bonds and continued to do that through the final acquisition of Encore bonds in May of this year. Mr. Krug stated that they have spent the last five to six months finalizing their joint venture structure.

Mr. Plechenach introduced himself to the Board. He stated that Glick Family Investments are now the owners of the entire 2006-2007 debt issuance for Connerton. Mr. Plechenach stated that they have completed their partnership with Hayman Woods and are looking forward to a successful partnership in Connerton.

He stated that they have some plans on how to clean up the debt that Mr. Krug will review with the Board. He stated that he is looking forward to meeting the Board and working on a successful project.

Mr. Krug stated that they have been focused on how they complete the resolution of the District's debt situation. He stated that Glick Family Investments has been a key part of the solution.

Mr. Krug stated that Hayman Woods and Glick Family Investments are equal partners in all of the undeveloped land in Connerton as well as the commercial land. He stated that part of the joint venture structure is moving forward to clean up the debt situation that exists today. Mr. Krug stated that later in the week they will be sending official written correspondence to the Trustee and District Counsel regarding the desired next steps. He stated that this includes full dissolution of the entire B bond series of debt and wiping out the assessments associated with the debt as well as a new forbearance on the 2006A series of debt. Mr. Krug stated that it will also include the cancellation of the 2011 forbearance agreement that addressed all three series of debt at that time: 2004A, 2006A, and the 2007B. Mr. Krug stated that at this time the joint venture does not own any property that is subject to the 2004A assessments as they are all owned by homebuilders at this point and does not need to be a part of any future forbearance agreement. Mr. Krug stated that they plan to work on the outstanding payables that exist with respect to the restructuring that was never finalized.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
Not present.

C. District Manager
Mr. Matthews reviewed the financial status summary, stating that the District received 11% of revenues in excess of the budget for the year and the District was \$15,865 under budget for September. He reviewed account balances and noted that he is projecting that they will be under budget approximately 9% for the year. A brief discussion ensued regarding the budget increase for fiscal year 2013/2014.

Mr. Jones stated that the Board has talked about setting up some specific accounts for repairs and maintenance as in a reserve account. He stated that maybe this could be a discussion item on the next agenda. Mr. Jones stated that he would like to see some money set aside for the Village I bridges and trails, etc. Mr. Brizendine stated that management recommends that Districts set aside a reserve account for their assets. He stated that there are firms that do reserve studies for a cost of approximately \$3,500 to \$5,000. Mr. Brizendine stated that he is not sure if it is necessary with this District, but the Board could consider and discuss it at their next meeting.

He stated that the District's engineer could also give them an idea of how much funding to put aside. Mr. Brizendine entertained questions from the Board.

Mr. Matthews reminded the Board that the next meeting is scheduled for December 2, 2013 at 4:00 p.m.

NINTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

Mr. Matthews noted that there was no audience present.

Mr. Gibbons stated that there are four areas in Village II, Parcel 211 that have areas at the end of blocks which were originally anticipated to have some landscaping. He stated that it turned out that they all needed separate water meters and it was going to be expensive to maintain and operate so the areas are being covered with Bahia grass. Mr. Gibbons stated that the tracts are owned by the District and are to be maintained by the District. He stated that it is his recommendation that those tracts be deeded over to the homeowners for maintenance of the irrigation and landscaping through a quit claim deed. He entertained questions from the Board. Mr. Jones stated that this has also been done in Village I, and he would recommend that they follow the same program and guidelines. Mr. Jones asked if they could deed the areas over to the homebuilder where there is not a homeowner yet. Mr. Gibbons stated that he thinks the areas would be dedicated back to the builder. He stated that the goal would be to deed it over all at once. Mr. Jones stated that there are also other areas and asked Mr. Gibbons if it was his recommendation to deed over all landscape tracts that are at the end of a block. Mr. Gibbons stated that it is his recommendation to make them all part of homeowner's lots for ownership and maintenance. Discussion ensued. Mr. Gibbons stated that there won't be a need for a survey. Mr. Jones stated that there will need to be a separate deed prepared for each tract.

<p>On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors authorized District Chairman to execute Quit Claim Deeds with the covenants of the HOA remaining intact and authorize District Counsel to prepare deeds for all of the landscape parcels that are adjacent to residential lots for Connerton West Community Development District.</p>
--

Mr. Cook gave the Board an update on the holiday decorations. He reviewed the changes to the decorations being made this year. Mr. Brizendine stated that that the revised proposal has been approved and is still the same dollar amount. Mr. Cook stated that he thinks the Board should take another look at the holiday decorations next year and decide if they want to purchase the decorations directly.

Mr. Cook asked for an update on the streetlights. Mr. Brizendine stated that he reached a new maintenance supervisor at Withlacoochee River Electric Company "WREC," and WREC was on site again on Monday of last week and have made quite a few repairs. He stated that he had Stan Zuercher do another inspection which was completed on Thursday. Mr. Brizendine stated that he has a new list that he needs to send to WREC. He said that they are making some progress though it is slow.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

November 4, 2013 Minutes of Meeting

Page 7

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors adjourned the meeting at 5:29 p.m. for Connerton West Community Development District.



Assistant Secretary



Chairman / ~~Vice Chairman~~