

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, February 2, 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
Randy Cook	Board Supervisor, Vice Chairman
Richard Dombrowski	Board Supervisor, Assistant Secretary
Bryan Gifford	Board Supervisor, Assistant Secretary
Peter Rundel	Board Supervisor, Assistant Secretary

Also present were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
Eric Dailey	Dir. Of Mgmt. Services, Rizzetta & Company, Inc.
Scott Brizendine	Assoc. Dir. Of Financial Services, Rizzetta & Company <i>(via conference call)</i>
Brooke DeVito	Financial Associate, Rizzetta & Company, Inc. <i>(via conference call)</i>
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
Scott Andresen	Representative, Heidt Design
Danny Tyler	Representative, Bond Counsel <i>(via conference call)</i>
Leigh Fletcher	Representative, Bond Counsel <i>(via conference call)</i>
Brett Sealy	Representative, MBS Capital Markets <i>(via conference call)</i>
Robbie Cox	Representative MBS Capital Markets <i>(via conference call)</i>
Tyree Brown	Operations Manager, Rizzetta & Company, Inc.

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 January 5, 2015

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

On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 5, 2014 as presented for Connerton West Community Development District.

Mr. Gibbons requested that the Board take the meeting agenda out of order and discuss the bond restructure next.

FOURTH ORDER OF BUSINESS

**Discussion Regarding Bond Restructure
Consideration of Supplemental Engineer's Report**

Mr. Sealy gave the Board an update on the bond restructure. He explained the bond restructure process. Mr. Sealy stated that the team is continuing to work through the documents and had hoped to be in a position today to present the delegation resolution. He explained that the resolution would authorize his firm to mail an offering document pursuant to certain perimeters. Mr. Sealy stated that the delegation would have various documents that are still being worked on attached to it. He stated that his firm is not ready at this point to present the delegation resolution and requested that the Board consider a continuance of today's meeting approximately two weeks out which would allow for additional work on the documents. Mr. Sealy entertained the Board members' questions. Discussion ensued regarding a date for the continued meeting. The Board decided that they would continue the meeting to February 20th at 3:00 p.m.

FIFTH ORDER OF BUSINESS

Consideration of Assessment Methodology

This item was tabled.

SIXTH ORDER OF BUSINESS

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

This item was tabled.

SEVENTH ORDER OF BUSINESS

Consideration of Fourth Supplemental Trust Indenture

This item was tabled.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2015-08, Delegation Resolution

This item was tabled.

NINTH ORDER OF BUSINESS

Consideration of Forbearance Agreement

This item was tabled.

TENTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for December 2014

On a Motion by Mr. Dombrowski, seconded by Mr. Gifford, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for December 2014 (\$56,459.40) as presented for Connerton West Community Development District.

ELEVENTH ORDER OF BUSINESS

Update Regarding Off-Duty Sheriff's Deputy Patrols

Ms. Suit gave the Board an update on the off-duty sheriff's deputy patrols. She stated that the HOA pays 50% of the monthly deputy patrols. Ms. Suit stated that the deputies work approximately 20 days a month in the summer and 15 days a month in the fall, winter and spring. She stated that due to the budget the District will need to decrease the patrols for the next couple of months. Discussion ensued. The Board requested that the patrol schedule be reduced to ten days a month for the next couple of months.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal for Graffiti Removal

Ms. Suit presented Jerry Richardson's proposal for graffiti removal. She stated that in October/November the Board paid \$4,000 to have the graffiti removed and then a month later there was more graffiti. Ms. Suit stated that Mr. Cook requested that she contact Jerry Richardson for a pressure washing proposal. She stated that Mr. Richardson's proposal totaled \$3,240. Ms. Suit stated that after realizing that the District will have to do this every couple of months she obtained some information on anti-graffiti paint. She stated that after the area is pressure washed this time she would recommend that the Board have Mr. Zuercher paint the area with the anti-graffiti paint. She entertained the Board members' questions.

THIRTEENTH ORDER OF BUSINESS

Discussion Regarding Anti-Graffiti Paint

Ms. Suit stated that she instructed Mr. Zuercher to measure the tunnel. She stated that based on the measurements of painting 8 foot high she calculated that an area of 2,688 sq. ft. will need to be painted. Ms. Suit stated that would be approximately 18 gallons of the anti-graffiti paint at a cost of approximately \$1,690. Discussion ensued.

On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved Jerry Richardson's proposal for graffiti removal (\$3,240), the purchase of the anti-graffiti paint (\$1,690) and authorized Mr. Zuercher to paint the tunnel (not-to-exceed a total of \$7,000) for Connerton West Community Development District.

FOURTEENTH ORDER OF BUSINESS

Discussion Regarding Website Compliance

Ms. Suit stated that as of October 1, 2015 all Community Development Districts are required to have websites. She presented Rizzetta Technology Services' proposal for the District's website services. The Board members had several questions and stated that they would like to have more information on this item. Mr. Dailey gave the Board further detail regarding the CDD websites. He explained the email services that would be offered with the website contract. Mr. Dailey entertained the Board members' questions. He stated that he would have Felix Negron call Mr. Cook and Mr. Gifford and attend the March Board meeting.

FIFTEENTH ORDER OF BUSINESS

Discussion Regarding Landscape Maintenance – Presentation of Monthly Field Inspection Report

Mr. Brown presented the January field inspection report. He stated that Cardinal Landscaping has not yet responded to the inspection report and weren't present at today's meeting. He reviewed site line issues at the back entrance to The Groves. Mr. Brown stated that he asked Mr. Mantei to do some pruning of the Wax Myrtles. He reviewed his inspection report for the Board. Mr. Brown discussed the issues with Cardinal Landscaping's performance. Discussion ensued. The Board requested that a representative from Cardinal Landscaping attend the Board's continued meeting on February 20th.

SIXTEENTH ORDER OF BUSINESS

Update Regarding Tree Replacement

Mr. Brown reviewed Ron Litt's Tree Evaluation Report for the Board. He stated that the lack of using industry standards for planting is the cause for the condition of the trees. Mr. Brown stated that Mr. Litts felt that some trees could be salvaged and replanted but there are a large number that are beyond that point and will have to be replaced. He entertained the Board members' questions. Discussion ensued regarding the replacement, the cost, and the responsibility of the tree replacement. Mr. Gibbons gave the Board some background on the issues with the trees and an update regarding a developer contribution.

Mr. Rogers gave the Board some more background on the trees and reviewed Pasco County's requirement for the tree replacements. Mr. Rogers and Mr. Andresen entertained the Board members questions. Discussion ensued regarding how soon the planting could start, the trees that can be remediated, the landscape maintenance budget, and the warranty.

The Board decided that they would like to hold a continued discussion regarding the tree replacement at their continued meeting on February 20th. The Board requested that proposals, a planting plan and County information be provided at the continued meeting.

**SEVENTEENTH ORDER OF BUSINESS Discussion Regarding Landscape
Enhancement**

The Board tabled this item as a representative from Cardinal Landscaping was not present at the meeting.

**EIGHTEENTH ORDER OF BUSINESS Consideration of Heidt Design's Work
Authorization #8**

Mr. Van Wyk discussed the work authorization with the Board. Mr. Rogers reviewed the costs associated with the different stages of the re-plat. He stated that the cost of the initial preparation of the plat submittal was \$5,800. Mr. Rogers entertained the Board members' questions. He stated that if the County accepts the plat, there will be additional steps and those costs are outlined in the proposal.

On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved Heidt Design's Work Authorization #8 for Parcel 211 Partial Re-Plat (the initial plat submittal package at a cost of \$5,800) and authorized the Chairman to approve the additional costs on Work Authorization #8 upon favorable feedback from the County for Connerton West Community Development District.

**NINETEENTH ORDER OF BUSINESS Consideration of GeoPoint Surveying's
Proposal**

The Board did not consider this proposal as it was included in Work Authorization #8.

TWENTIETH ORDER OF BUSINESS Staff Reports

- A. District Counsel
 No report.

- B. District Engineer
 Mr. Rogers gave an update regarding the Garden Party Park Drainage Permit. He stated that he would bring revised proposals to tie-in to curb inlet #70 on Garden Party Drive to the continued meeting on February 20th.

Mr. Rogers reviewed the construction schedule for Parcel 213. He stated that RIPA & Associates requested a two week time extension change order due to purchasing issues and he approved it.

Mr. Rogers stated that the Board approved a proposal for Heidt Design to prepare a Public Facilities Report. He stated that he should have a draft for the Board to review at their continued meeting.

Mr. Rogers reviewed the utility application to provide a meter for Parcel 210.

C. District Manager

Ms. Suit stated that the HOA has a monthly newsletter which includes a blurb for things going on within the District. She asked if a Board member would be interested in taking over the District's portion. Mr. Cook stated that he would be willing to do this.

Ms. Suit stated that the fountain at Garden Party Park needs to be replaced. She stated that she is working on getting a proposal for a new one.

Ms. Suit stated that the HOA is holding a grand opening for the park on February 28th. She stated that more than 40 people will be attending and the application only allows for 40 people so she needs the Board's approval. Ms. Suit stated the HOA would also be having ponies there. The Board decided to waive the deposit and rental fee.

On a Motion by Mr. Dombrowski, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the HOA's application to hold a grand opening at the park with over 40 people attending, to allow the ponies and waive the deposit and rental fee for Connerton West Community Development District.

Ms. Suit briefly reviewed the Financial Summary Report for December 31st.

TWENTY FIRST ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience comments or Supervisor requests.

TWENTY SECOND ORDER OF BUSINESS

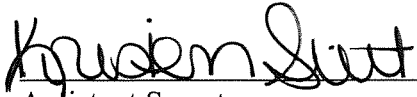
Continuance

On a Motion by Mr. Dombrowski, seconded by Mr. Cook, with all in favor, the Board of Supervisors continued the meeting to February 20, 2015 at 3:00 p.m. for Connerton West Community Development District.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

February 2, 2015 Minutes of Meeting

Page 7



Assistant Secretary



Chairman / ~~Vice Chairman~~