

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 3, 2014 at 4:04 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 <i>(joined the meeting in progress)</i>
Randy Cook	Board Supervisor, Assistant Secretary
J.R. Carroll	Board Supervisor, Assistant Secretary

Also present were:

Cordell Matthews	District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A.
Thomas Philpot	Representative, Hopping Green & Sams, P.A. <i>(via conference call)</i>
Dave Truxton	Representative, Taylor Morrison
Tom Mansfield	Representative, ValleyCrest Landscape

Audience

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 asked if there were any audience comments on agenda items. There were none.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisor's Meeting held on January 6, 2014

Mr. Carroll stated that his last name was spelled incorrectly in the motion box on the top of page three and again on page four in the first sentence of the third paragraph.

On a Motion by Mr. Carroll, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on January 6, 2014 as amended for Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for December 2013

Discussion ensued regarding various invoices and the services they represent. The Board requested that the District Manager provide an overview or breakdown of the expenses relating to payment of bills relating to refinancing services performed by the District Manager's firm.

(Mr. Jones joined the meeting in progress)

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 December 2013 (\$170,416.01) as discussed for Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Discussion Regarding Memorandum from District Counsel

Mr. Van Wyk reviewed the memorandum provided by District Counsel regarding permitting requirements for municipal separate storm sewer systems (MS4s). Mr. Van Wyk stated that he recommends that the District's Engineer review the memorandum and permitting requirements to ensure that the District is properly permitted. Mr. Van Wyk stated that the District needs to be certain that the District has permits and policies in place that meet County, State, and Federal regulations and address any compliance matters in the future. Mr. Van Wyk stated that David Childs from Hopping Green and Sams can be available to call into a future Board meeting if needed to answer specific questions. Mr. Van Wyk entertained the Board member's questions. Discussion ensued. The Board requested that Mr. Rogers read the memo and attend the next meeting with a written response for the Board.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Play Structure Repairs

Mr. Matthews presented T & R Painting Specialist's proposal for painting the play structure. He stated that he was obtaining another proposal but the vendor did not have the proposal ready in time for today's meeting. Mr. Matthews reviewed T & R Painting's proposal for the Board. He entertained the Board member's questions. The Board stated that they didn't want paint put over the natural color of the wood. Mr. Gibbons stated that he took a look at the play structure and park at the Board's request. He reviewed his findings with the Board.

Mr. Gibbons stated that there are some rough places on the wood with possible splinter issues and that there was not enough mulch placed in the area. It was stated that the wood structure probably should not be pressure washed. The Board decided to table this item until more proposals could be obtained that would include a wood grain finish. The Board stated that they would also like a proposal to add more mulch to the area. Mr. Jones stated that the District needed to stay ADA compliant with the proper mulch placed.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Garden Party Park Permit Renewal

Mr. Matthews presented Heidt Design's proposal for the Garden Party Park Repairs. He stated that it was a lump sum of \$1,500.00. Mr. Matthews reviewed the proposal for the Board. Mr. Jones stated that it might be a good idea to get a price from a contractor before submitting a permit. He stated that he did not know if Mr. Rogers could give an engineer's estimate or if the District needs to get an actual contractor to bid it. Mr. Jones stated that the District already has the plans. Mr. Jones directed Mr. Matthews to ask Mr. Rogers for his opinion.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Water Meter at Dog Park with two Water lines

Mr. Matthews stated that he spoke with the District Engineer regarding the proposal for a water meter at the dog park. Mr. Matthews reported that Mr. Rogers expressed in an e-mail that utilizing the engineer's services for the water meter may be unnecessary and may not be a judicial use of the District's funds. Mr. Matthews stated that Mr. Rogers indicated he could coordinate with the contractor and tie the water lines into the lines that already exist in the area. A brief discussion ensued. Mr. Matthews stated that the District could move forward with the water meter without expending additional funds.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Pressure Washing

Mr. Matthews presented the proposals for pressure washing from North County Construction and Jerry's Mobile Detailing. He reviewed the proposals for the Board. Discussion ensued regarding the areas that need to be pressure washed. Mr. Jones stated that the back of the walls in parcel 211 will probably also need to be painted. He recommended having a painter review the areas as the painter will include pressure washing as part of his work. Mr. Jones directed Mr. Matthews to obtain proposals to pressure clean, point up, and then paint. Discussion ensued. Mr. Jones stated that the sidewalk cleaning should be a separate issue from the walls. Mr. Cook stated that he would work with Mr. Matthews on reviewing and identifying the sidewalk areas that need to be pressure washed. The Board recommended that the locations for pressure washing be identified specifically and reviewed prior to pursuing a contract with any vendor.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Van Wyk stated that he has been working on getting the notices on EMMA.

He stated that EMMA is the reporting system for municipal securities. Mr. Van Wyk stated that he is working to make sure that EMMA reflects correctly that the Series 2007 were tendered, the Series 2006 are under a forbearance agreement, and the Series 2004 are no longer in default. He stated that the 2004's have an \$800.00 deficit in a reserve account, and the Trustee is going to move money from the revenue account to fill the reserve account so that the notice can be filed. Mr. Van Wyk stated that once the money has been moved, then the notice can be placed on EMMA.

Mr. Van Wyk stated that Mr. Philpot has been working on the bill of sale for the Blue Mist Parkway improvements installed by Hayman Woods. Mr. Van Wyk stated that when the District Engineer confirms all of the improvements, then he can bring the bill of sale to the Board. Mr. Van Wyk reported that this process is close to completion.

Mr. Van Wyk stated that District Counsel is continuing the research regarding the sidewalks and evaluating several factors that complicate the determination of District maintenance obligations for these improvements.

Mr. Van Wyk stated that a bill of sale is also being pursued for improvements installed by Taylor Morrison. Mr. Van Wyk reported that Dave Truxton was present to talk about the Taylor Morrison improvements.

Mr. Truxton addressed the Board and stated that Taylor Morrison is donating improvements to the District through a bill of sale. Mr. Truxton stated that he is working with District Counsel on the bill of sale for the transfer of maintenance and ownership of the improvements that Taylor Morrison made to parcels 210 and 211. Mr. Truxton stated that one punch list item for the sod and sprigging of the maintenance of the large park in parcel 211 was not yet complete, and the park landscaping has not been able to reach an acceptable condition. Mr. Truxton stated that parcel 210 is 100% complete..

Mr. Truxton stated that he had his contractor join him for a site visit prior to the meeting and prepare some recommendations to bring the fields into an acceptable form. Mr. Truxton reviewed the potential actions plans to be implemented to improve the condition of the park. Discussion ensued regarding the alternatives of laying sod versus sprigging the field again. Concerns regarding the deer eating plant material were expressed. Mr. Truxton recommended that the Board allow the contractor to continue mowing and maintenance in the park area and attempt to improve the condition as the weather improves in the next few months. Mr. Truxton asked that the Board evaluate the condition on April 1, and if the condition has not improved, then consider other options that may include Taylor Morrison holding the contractor liable for the improvements.

Mr. Andreasen, the landscape architect, reported that his last inspection of the area as October 29, 2013, which identified several punch list items, including the park.

Mr. Andreasen stated that he had not done a separate inspection of the punch list items, but that in observing the improvements recently, Mr. Andreasen noticed there are some perimeter areas where there are gaps between the landscape and the Bahia grass and potentially other washout areas where improvements have not taken completely.

Mr. Gibbons noted that the improvement and inspection process for these areas has been somewhat inconsistent and that the District needs to get a complete view of the status on these items. Mr. Jones suggested that Taylor Morrison prepare a letter stating that these items will be addressed and how they will be addressed. Mr. Truxton suggested that a Board member do a site visit with the landscape architect before the District takes ownership of the parcels. Mr. Gibbons stated that he could do the site visit with the landscape architect. A brief discussion ensued regarding revisiting the areas in March prior to the April Board meeting.

B. District Engineer
Not present.

C. District Manager

Mr. Matthews stated that Stan Zeurcher told him today that the District does have a pressure washer so he can do work in house as long as he has access to a hose connection. Mr. Jones stated that the Board had previously talked about purchasing a trailer with a water tank for maintenance to use where there is not a hose connection. He stated that a mobile pressure washer unit to be owned by the District makes sense for the District in the long run, given the potential savings that may be realized after several pressure washing jobs. The Board requested that District staff obtain some proposals for a mobile pressure washing unit for their review at the next Board meeting.

Mr. Matthews briefly reviewed the financial status report for the month of December. He entertained the Board member's questions. The Board requested that the District Manager review the status of payments under the settlement resolution adopted by the Board in January.

Mr. Jones directed Mr. Matthews to verify the billing sequence for off roll payments. The Board members requested further detail and explanation for Rizzetta's financial consulting fee of \$25,000. Mr. Cook stated that he does not think that the \$25,000 fee should be included under management fees as it will make Rizzetta's fees go over budget.

Mr. Van Wyk asked if there was a landscape requirement for the small parcels that are being dedicated to builders. Mr. Cook stated that what was done in the past was the District granted the parcels and informed grantees that they will need to abide by the HOA requirements for homeowners in that area. Mr. Van Wyk stated that he would speak to the builders who were grantees of recent deeds for corner tracts in Parcel 211.

Mr. Matthews reminded the Board that the next meeting is scheduled for March 3, 2014 at 4:00 p.m.

ELEVENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

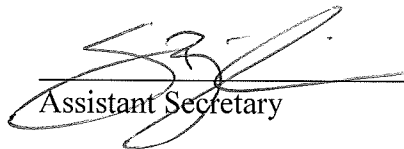
Mr. Matthews asked if there were any audience comments. There were none.

Mr. Matthews asked if there were any Supervisor requests. Mr. Cook stated that there have been complaints regarding some hogs. He stated that there is a small pond to the east of EP1 and the northern side of it has been torn up by hogs. Mr. Matthews stated that he would have some traps placed in the area.

TWELFTH ORDER OF BUSINESS

Adjournment

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


Assistant Secretary


Chairman / ~~Vice Chairman~~