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**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, March 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	<b>Board Supervisor, Chairman</b>
Randy Cook	<b>Board Supervisor, Vice Chairman</b>
Bryan Gifford	<b>Board Supervisor, Assistant Secretary</b>
Peter Rundel	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Kristen Suit	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Brizendine	<b>Assoc. Dir. of Financial Services, Rizzetta &amp; Company</b>
Brooke DeVito	<b>Financial Associate, Rizzetta &amp; Company, Inc.</b>
Bryan Rizzetta	<b>Representative, Rizzetta Technology Services, Inc.</b>
Christine Perkins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Roy Van Wyk	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Alyssa Cameron	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b> <i>(via conference call)</i>
Ed Rogers	<b>District Engineer, Heidt Design</b>
Lara Bartholomew	<b>District Engineer, Heidt Design</b>
Leigh Fletcher	<b>Representative, Bond Counsel</b> <i>(via conference call)</i>
Ashley Noonan	<b>Representative, Hayman Woods</b> <i>(via conference call)</i>
Brett Sealy	<b>Representative, MBS Capital Markets</b> <i>(via conference call)</i>
Robbie Cox	<b>Representative MBS Capital Markets</b> <i>(via conference call)</i>
Tyree Brown	<b>Operations Manager, Rizzetta &amp; Company, Inc.</b>
Jeff Mantei	<b>Representative, Cardinal Landscaping</b>
Mike Mantei	<b>Representative, Cardinal Landscaping</b>
Mark Mantei	<b>Representative, Cardinal Landscaping</b>

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**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 stated that there were no members of the general audience present to comment.

The Board decided to take the meeting agenda out of order and address the Rizzetta Technology Services contract next.

**THIRD ORDER OF BUSINESS**

**Discussion Regarding Rizzetta Technology Services Contract**

Ms. Perkins and Mr. Rizzetta reviewed Rizzetta Technology Services' contract and discussed the website services with the Board. They entertained the Board members' questions. Discussion ensued. Mr. Cook and Mr. Gifford stated that they will get with Rizzetta Technology Services regarding the additional information that they are requesting. The Board decided to table this item until their meeting in April.

**FOURTH ORDER OF BUSINESS**

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

Mr. Rogers reviewed the Supplemental Engineer's Report for the Board. He stated that the total 2015 project cost for Parcel 212 and Parcel 213 will be \$3,747,480.00.

Mr. Van Wyk asked Mr. Rogers if the improvements were a subset of the project that was outlined in the Master Engineer's Report that was done in 2004 and the Amended and Restated Engineer's Report. Mr. Rogers confirmed that they were. Mr. Van Wyk asked Mr. Rogers if he found the costs to be reasonable and proper for this type of work and location where they are going to be installed. Mr. Rogers confirmed that he did. Mr. Van Wyk asked Mr. Rogers if there was any reason that Mr. Rogers knew of where the District would not be able to carry out the project. Mr. Rogers confirmed in the negative.

Mr. Rogers entertained the Board members' questions.

**FIFTH ORDER OF BUSINESS**

**Consideration of Assessment Methodology**

Ms. DeVito reviewed the Assessment Methodology Report for the Board. Discussion ensued. Mr. Van Wyk asked Ms. DeVito what the term was on the 2015 A2 Bonds. Ms. DeVito stated that she didn't have that information in her report. Mr. Van Wyk asked if the assessments were consistent with the maximum amounts that were noticed on the original hearing on the imposition of special assessments when the Board adopted the Master Assessment Methodology. Ms. DeVito confirmed that they were.

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Mr. Van Wyk asked Ms. DeVito if it was her opinion that the assessments were reasonable and proper with respect to the imposition on the parcels that were described in the assessment roll. Ms. DeVito confirmed that it was. Mr. Van Wyk asked Ms. DeVito if it was her opinion that the benefit received by these parcels is equal to or exceeds the amount of burden being placed upon the parcels by the assessments. Ms. DeVito confirmed that it was. Mr. Van Wyk asked Ms. DeVito what the estimated time for the payoff was for the Series 2015 A2 Bonds. Ms. DeVito stated that she would defer this question to Mr. Sealy. Ms. DeVito and Mr. Van Wyk entertained the Board members' questions.

**SIXTH ORDER OF BUSINESS**

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

Mr. Van Wyk presented and reviewed Resolution 2015-05, Supplemental Assessment Resolution for the Board.

On a Motion by Mr. Cook, seconded by Mr. Rundel, with all in favor, the Board of Supervisors approved Resolution 2015-05, Supplemental Assessment Resolution as presented for Connerton West Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-08,  
Delegation Resolution**

Mr. Van Wyk presented and reviewed Resolution 2015-08, Delegation Resolution for the Board.

On a Motion by Mr. Cook, seconded by Mr. Rundel, with all in favor, the Board of Supervisors approved Resolution 2015-08, Delegation Resolution as presented for Connerton West Community Development District.

Discussion ensued with Mr. Sealy.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Fourth Supplemental  
Trust Indenture**

Mr. Van Wyk presented and briefly reviewed the Fourth Supplemental Trust Indenture. He stated that the Board didn't need to make a motion as this document is part of the Delegation Resolution that was previously approved through a motion.

**NINTH ORDER OF BUSINESS**

**Consideration of True-Up Agreement**

Mr. Van Wyk presented and reviewed the True-Up Agreement. No motion was necessary as the agreement is part of the Delegation Resolution.

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**TENTH ORDER OF BUSINESS**

**Consideration of Completion Agreement**

Mr. Van Wyk presented and reviewed the Completion Agreement. No motion was necessary as the agreement is part of the Delegation Resolution.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Collateral Agreement**

Mr. Van Wyk presented and reviewed the Collateral Agreement. Discussion ensued. No motion was necessary as the agreement is part of the Delegation Resolution.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Settlement Agreement**

Mr. Van Wyk presented and reviewed the Settlement Agreement. Discussion ensued. No motion was necessary as the agreement is part of the Delegation Resolution.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion Regarding Monthly Landscape Maintenance**

Mr. Brown discussed the monthly landscape maintenance done by Cardinal Landscaping. Representatives from Cardinal Landscaping discussed the landscaping issues with the Board.

**FOURTEENTH ORDER OF BUSINESS**

**Presentation of Monthly Field Inspection Report**

Mr. Brown presented and reviewed the monthly Field Inspection Report. Discussion ensued. The Board gave Cardinal Landscaping a 30-day notice to come into compliance and will review the landscape maintenance again at their April meeting.

Mr. Gibbons reviewed Adam Krug's email regarding the mulch beds and requested that Cardinal Landscape obtain an estimate for turf and color. Mr. Brown stated that he would get with Ballenger & Company to obtain irrigation proposals for the area.

<p>On a Motion by Mr. Gifford, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the installation of annuals in key locations (not-to-exceed \$5,000.00) contingent upon Chairman and Mr. Brown's approval for Connerton West Community Development District.</p>
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**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Proposals for Tree Replacement**

Mr. Brown presented and reviewed the proposals for tree replacement. Discussion ensued.

On a Motion by Mr. Cook, seconded by Mr. Rundel, with all in favor, the Board of Supervisors approved Aventura Nursery & Landscape's proposal for tree replacement (\$27,500.00) contingent upon Chairman and Mr. Brown's approval for Connerton West Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on February 2, 2015**

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

On a Motion by Mr. Gifford, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on February 2, 2015 as presented for Connerton West Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for January 2015**

On a Motion by Mr. Cook, seconded by Mr. Gifford, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for January 2015 (\$53,794.68) as presented for Connerton West Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.

Mr. Gibbons and Mr. Rogers discussed the tree replacement project cost. They reviewed a spreadsheet for the Board. Discussion ensued regarding the budget. Mr. Gibbons stated that the developer would be paying for the cost of the replacement trees. Mr. Van Wyk reviewed the Funding Agreement for the Tree Replacement Project.

On a Motion by Mr. Cook, seconded by Mr. Gifford, with all in favor, the Board of Supervisors approved the Funding Agreement for the Tree Replacement Project as presented for Connerton West Community Development District.

- B. District Engineer

Mr. Rogers gave an update regarding the Garden Party Park Drainage Permit. He stated that Ripa & Associates and SEG Contracting did not want to bid on the job but he did receive a proposal from Mulch Tech. Mr. Rogers stated that the proposal deviated from the plan and the cost was approximately \$57,000.00.

He stated that he thought that the cost was on the high end. Ms. Bartholomew discussed the other companies that they would like to obtain proposals from. Mr. Rogers stated that he would bring additional proposals to tie-in to curb inlet #70 on Garden Party Drive for the Board's review at their next meeting.

Mr. Rogers gave the Board an update on the Parcel 211 re-plat. He stated that a draft plat has been prepared and circulated to staff for their comments. Mr. Rogers stated that as soon as the comments are incorporated, the plat will be submitted to the County.

Mr. Rogers gave the Board an update on the construction of Parcel 213. He stated that the water table has to be lowered. Mr. Rogers stated that SWFWMD put a temporary halt on the project until a permit is obtained for the dewatering activities.

Mr. Rogers stated that he would have a draft Public Facilities Report for the Board's review at their next meeting.

- C. District Manager  
No report.

Ms. Suit stated that the next meeting was scheduled for April 6, 2015 at 4:00 p.m.

**NINETEENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

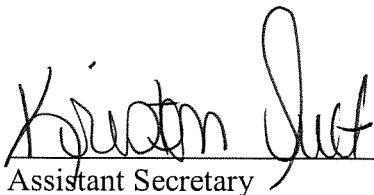
There were no members of the general audience present to comment.

Ms. Suit asked if there were any Supervisor requests. Mr. Cook asked for an update regarding the tunnel. Ms. Suit stated that the painting of the tunnel had been completed.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Gibbons, seconded by Mr. Rundel, with all in favor, the Board of Supervisors adjourned the meeting at 6:02 p.m. for Connerton West Community Development District.

  
Assistant Secretary

  
Chairman / ~~Vice Chairman~~