

**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 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	<b>Board Supervisor, Chairman</b>
Dale "Chip" Jones	<b>Board Supervisor, Vice Chairman</b>
Randy Cook	<b>Board Supervisor, Assistant Secretary</b>
J.R. Carroll	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Roy Van Wyk	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Ed Rogers	<b>District Engineer, Heidt Design, LLC</b>
Thomas Philpot	<b>Representative, Hopping Green &amp; Sams, P.A.</b> <i>(via conference call)</i>
Dave Truxton	<b>Representative, Taylor Morrison</b> <i>(joined the meeting in progress)</i>
Scott Andreasen	<b>Representative, Heidt Design, LLC</b> <i>(joined the meeting in progress)</i>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Mr. Brizendine stated for the record that there were no members of the general audience present.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors Meeting held on February  
3, 2014**

Mr. Brizendine 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 February 3, 2014 as presented for Connerton West Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Mr. Carroll asked why the Ballenger maintenance invoice for Village I had increased from \$2,900 to \$3,170 a month. He stated that the invoices increased starting in November. Mr. Jones stated that there might have been an increase on the contract. Mr. Cook expressed his concern regarding the remaining funds in the budget for this fiscal year. Discussion ensued. Mr. Brizendine stated that there was a good chance that the District was going to spend more than the budgeted irrigation number because new areas in Village II that were coming online. He stated that the District did not have solid numbers at the time the budget was proposed and had to rely on an estimate. Mr. Jones requested that Mr. Brizendine review the contracts. Mr. Brizendine stated that he would follow-up on this concern for the Board. A brief discussion ensued regarding the Wildlands Conservation invoice.

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 January 2014 (\$82,283.43) as presented for Connerton West Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Trailered Pressure Washer**

Mr. Brizendine stated that the District had received a proposal from AmeriTech in the amount of \$4,595 and a proposal from Jamson Labs in the amount of \$5,798. He stated that Mr. Stan Zuercher also put some pricing together to build a trailered pressure washer. Mr. Brizendine stated that the option for Mr. Zuercher to build the unit came in at \$3,845 including the labor. He reviewed the proposals for the Board. Discussion ensued.

On a Motion by Mr. Jones, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors approved Stan Zuercher's proposal to build a trailered pressure washer (\$3,845.00) as presented for Connerton West Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal for "No Trespassing" Signage**

Mr. Brizendine presented the proposal from Planet H2O for the "No Trespassing" signage. Mr. Cook stated that there have been a lot of people fishing in his pond, and he had to call the police. Discussion ensued regarding trespassing on District property. Mr. Brizendine stated that he had this discussion with another community and one of the Board members is a sheriff's deputy.

Mr. Brizendine stated that he thought that the sheriff's office had changed their stance on this and as long as the District provided the deputies with a map showing the locations of the common areas, the deputies could enforce trespassing violations. Mr. Brizendine stated that there were many complaints from communities because the residents did not want to put signage up at every single pond.

Mr. Brizendine advised the Board of state requirements for posting frequency of No Trespassing signs. Discussion ensued regarding the signage being intended as a deterrent to trespassers and violations of District policy. Discussion ensued regarding the verbiage on the signs and the options and alternatives for the placement of the signs. Mr. Brizendine stated that he could start the installation of the signs if the Board decides how many signs are preferred and which pond locations the Board desires to post the signs. He stated that he would work with Mr. Van Wyk on the verbiage for the two options. Mr. Gibbons stated that he could work with District staff on the placement of the signage. Mr. Gibbons recommended that the Board take action today to allow this process to move forward in the coming month to avoid delay in posting signs once the location and verbiage is finalized with staff. Mr. Jones suggested having the areas marked on a map. The Board decided to proceed with green signs and posts.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved Planet H2O's proposal for "No Trespassing" signage subject to final verbiage verified by District staff and authorized District Chairman to approve a not-to-exceed amount of \$2,500.00 as discussed for Connerton West Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Play Structure Painting**

Mr. Brizendine presented the proposal from Lou Phillips Painting. He reviewed the proposal for the Board. He stated that the total cost was \$3,400 to paint the play structure. Mr. Brizendine stated that Nakkour Design painted the play structure in 2010 at a cost of \$4,000. Mr. Van Wyk stated that the Lou Phillips proposal does not guarantee peeling and blistering will not reoccur given the nature of the repairs and the current condition of the structure. Mr. Jones observed that the conditions impacting the structure will likely require the Board to consider the condition and repair needs of the structure every 3 to 4 years. Discussion ensued.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved Lou Phillips Painting's proposal for the play structure (\$3,400.00) as presented for Connerton West Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Mulch at Play Structure**

Mr. Brizendine presented the two proposals for playground mulch from K. Johnson's Lawn and Landscaping. He stated that the original proposal called for 80 yards of mulch in the

amount of \$2,800. Mr. Brizendine stated that he emailed Mr. Johnson to determine whether the mulch proposed would be ADA compliant. To address ADA compliance, Mr. Johnson revised the proposal to include 165 yards of mulch for the amount of \$6,600. Mr. Brizendine stated that the District is required to have 12 inches of the ADA playground mulch within the fall zone areas. Mr. Brizendine stated that the revised proposal adds the extra coverage needed. He entertained the Board's questions. Discussion ensued regarding rubber swing mats. Mr. Brizendine stated that he could obtain some pricing and bring an estimate to the Board next month. He stated that the mulch needed to be placed prior to any swing mats. Mr. Carroll suggested that the painting be done prior to the mulch installation.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved K. Johnson's proposal for the installation of 165 yards of ADA certified mulch at the play structure (\$6,600.00) after the painting of the play structure has been completed for Connerton West Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Van Wyk gave the Board an update on the corner tracts in Parcel 211. He stated that he is continuing to work with the developers and builders regarding the District's conveyance of these corner tracts. He stated that they are working to determine a way to make the conveyance acceptable for all parties. Mr. Van Wyk entertained the Board's questions.

Mr. Van Wyk stated that District Counsel engaged the District Engineer to review questions regarding compliance with the County's green space requirements under the approved plans. Mr. Rogers reviewed with the Board his areas of concern related to the requirements applicable to the corner tracts. He entertained the Board's questions. Discussion ensued regarding the buffer requirements and easement options to satisfy the requirements. A Supervisor asked if the District could retain an easement for buffer purposes over the affected tracts and then deed the tracts away. Mr. Rogers stated that he believes that Pasco County code states that the buffers have to be in actual tracts and not just secured in easement rights. He stated that he would research this question further to verify for the Board. Discussion ensued.

Mr. Van Wyk stated that another potential concern is that the plat shows the tracts are dedicated to the public, and while it is unclear whether that is an issue or not, somebody could potentially claim the tracts are public and seek to use them. Mr. Jones stated that cities sell land to private individuals. Mr. Van Wyk stated that one of the things that came up when he was looking at the title work for one of the builders was that there will always be a notation on the title stating that it was previously public land. He stated that it is an inconsistency between the plat language and what ultimately resulted. Mr. Van Wyk stated that he will continue to work with Mr. Rogers on this matter, and the Board can discuss it again at the next meeting.

Mr. Van Wyk stated that he is continuing to look into the sidewalk issue. He stated that he has some preliminary findings that he would like to evaluate further and then discuss in more detail at the next meeting.

Mr. Van Wyk stated he has been sending a newsletter to the Board with updates on relevant legislation that has been filed in the 2014 Regular Session. He stated that the Legislature's 2014 Regular Session starts tomorrow, and he would keep the Board updated on matters of interest to the District.

Mr. Van Wyk stated that the District acquired a tract just north of Connerton Blvd., which was subject to unpaid taxes of \$300. He stated that the District is tax exempt, but to eliminate risks arising from the past due taxes on the property acquired, the District has paid the outstanding tax amount. Mr. Van Wyk stated that the company who owed the past due taxes is now gone, and the likely substantial cost to enforce a payment of the taxes and the risk of the tract being subject to a tax certificate sale compelled the District's payment of the \$300 amount. Mr. Brizendine confirmed the tax amount had been paid by the District. Mr. Brizendine stated that Board action was not necessary on this item, but the update was being provided for the Board's information as the expense will show on future District statements.

B. District Engineer

Mr. Rogers reviewed the Hopping Green and Sams memorandum regarding MS4 permitting. He stated that he would like to ask the Board's permission to have another month to do some more research on the matter. Mr. Rogers stated that there are three options for Districts that are the size of Connerton. He reviewed the options for the Board.

*(Dave Truxton and Scott Andreasen joined the meeting in progress)*

Mr. Rogers stated that he would like to have additional time to further investigate and read all of the conditions of Pasco County's MS4 Permit. He stated that he would like to better understand the requirements for the Phase 2 system. Mr. Rogers reviewed the MS4 permit requirements for the Board. Mr. Rogers and Mr. Van Wyk entertained the Board's questions.

Mr. Jones stated that the District had previously asked Mr. Rogers to look at a permit that expired for Garden Party Park. He stated that he had made a recommendation at the last meeting that Garden Party Park be studied to see what work the District might do to eliminate the drainage issue and construct the tie-in and to evaluate the costs before proceeding to renew the permit. Discussion ensued regarding the plans for the drainage work at Garden Party Park. Mr. Jones stated that he could work with Mr. Brizendine on obtaining proposals for the drainage work at Garden Party Park. Mr. Rogers agreed to set up a meeting with County staff to confirm which type of renewal action the County will require for the permit for the Garden Party Park plans. The Board agreed that Mr. Rogers meeting with the

County staff was a good idea to get the process started.

Mr. Gibbons gave the Board an update on the site visit regarding punchlist items for improvements at parcel 211 and the small area in parcel 210. For the parcel 211 park, he stated that the Board could install either Bermuda or St. Augustine sod over the entire park to make the park grass playable more quickly. Mr. Gibbons stated that Taylor Morrison brought their golf course maintenance expert along for the site visit, and his opinion was that by May 1<sup>st</sup> the park would have sufficient growth to look good and be fully functional. He stated that they may be able to move the anticipated date up four to five weeks if the park was completely sodded, but it would cost over \$100,000. Mr. Gibbons stated that for the difference in time, he did not think it was necessarily worth the additional cost. He reviewed Taylor Morrison's plan for the park area. Mr. Gibbons stated that there are some other areas that need Bahia sod and some irrigation work to affect the full scope of the originally agreed upon plans. Mr. Andreasen stated that a water meter for reclaimed water was needed in parcel 201, and Hayman Woods would be paying for the installation. Mr. Gibbons stated that the dog park looks great.

Mr. Truxton addressed the Board regarding the work being done to the field. Mr. Andreasen stated that in addition to the Taylor Morrison properties to be transferred over to the CDD once completed, there is also a roadway in Connerton Village, Phase I where Hayman Woods has constructed improvements. He stated that he did a site visit to inspect a punch list item for the road, and it should be resolved before the next Board meeting and will be officially transferred over to the District.

Mr. Truxton gave an overview of the determinations made during the site visit. He stated that there are two shade structures that will be sealed. Mr. Truxton stated that the water source has been run to the dog park, and it now just needs a meter. He stated that they will be adding additional sod and moving the soccer goals temporarily to keep people off the field while the grass is growing. Mr. Truxton stated that signage also will be installed around the area to help prevent people from walking on it. He stated that the pocket park in parcel 210 requires an irrigation source to be installed. Mr. Truxton gave the Board a review of some of the aesthetic improvements that will also be completed for the community as a goodwill gesture, including trash receptacles at the park among other items. Mr. Cook suggested putting an update regarding the park landscaping in the HOA newsletter to inform the residents.

A brief discussion ensued regarding installing a water fountain at the dog park.

C. District Manager

Mr. Brizendine briefly reviewed the financial status report for the month of January. Mr. Brizendine stated that the Board's inquiry regarding listing of payments for bond restructuring services will be addressed by listing the expenses separately under the budget line items where the services were provided. He entertained the

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Board's questions.

Mr. Brizendine stated that the Board needed to start thinking about budget planning for next fiscal year. He stated that one of the things that he wanted to address was that the District has a very complicated assessment table. Mr. Brizendine stated that he would like to see if some modifications can be made to simplify the table. He stated that he has been talking to Rizzetta's finance department regarding ways to simplify the assessment table. Mr. Brizendine stated that he would like to have some modification ideas to present to the Board at the next meeting. Mr. Brizendine asked the Board to keep in mind anything else that might be coming online for next fiscal year that should be considered in planning the budget. Mr. Gibbons stated that parcel 213 which will have 45' and 55' lots will be coming online as well as parcel 212 with 65' and 75' lots.

Mr. Brizendine reminded the Board that the next meeting is scheduled for April 7, 2014 at 4:00 p.m.

**TENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

There were no members of the general audience present. Mr. Brizendine asked if there were any Supervisor requests.

Mr. Cook stated that when the holiday decorations were installed electricians came out and installed electric access at a couple of monuments. He asked if the Board would like to consider installing electric access at some other areas for the next budget.

Mr. Cook stated that he is concerned about children playing in the dirt pile in the back of the community where dirt is being moved for construction. He asked if some signage or tape could be posted to give notice of "no trespassing" in the area. Mr. Jones stated that the contractor should have some responsibility to post some signage. Mr. Brizendine stated that he would follow-up on this request with Steve Gamm.

Mr. Gibbons stated that the hogs have returned, and he had some damage in his yard over the weekend that appeared to be caused by hogs. Mr. Brizendine stated that he would have Jerry come back out and place some traps. Mr. Cook stated that hogs have torn up an area at Connerton Blvd. and US 41 to the north of the community entrance as well. Mr. Jones stated that the area identified by Mr. Cook was owned by SWFWMD.

Mr. Carroll stated he had received some calls regarding the police holding a K-9 drill in Village II and alarming the residents. The Board members stated that the community should be notified if the police are going to be doing practice exercises on the property. Mr. Brizendine stated that he would follow-up with the sheriff's office.

**ELEVENTH ORDER OF BUSINESS**

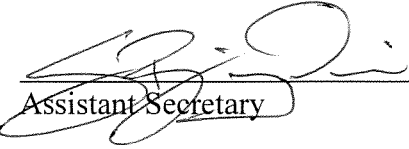
**Adjournment**

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

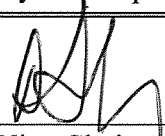
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On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors adjourned the meeting at 5:35 p.m. for Connerton West Community Development District.



Assistant Secretary



Chairman / Vice Chairman