
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, April 6, 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
Peter Rundel	Board Supervisor, Assistant Secretary

Also present were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
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
Lara Bartholomew	District Engineer, Heidt Design <i>(joined the meeting in progress)</i>
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>
Tyree Brown	Operations Manager, Rizzetta & Company, Inc.
Jeff Mantei	Representative, Cardinal Landscaping
Mike Mantei	Representative, Cardinal Landscaping

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

There were no audience comments on agenda items.

THIRD ORDER OF BUSINESS

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

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

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

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for February 2015

On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for February 2015 (\$86,891.45) as presented for Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Rizzetta Technology Services Contract

Ms. Suit requested that the Board table the Rizzetta Technology Services Contract until their May meeting. Discussion ensued. Mr. Cook suggested that the Board use a technology company with experience handling IT services. Ms. Suit stated that the Board would need to authorize District Counsel to obtain proposals for the website services. Discussion ensued. Mr. Cook expressed his concerns regarding Rizzetta Technology Services. Mr. Gibbons stated that he believes that there is a disconnect and suggested that Ms. Suit provide Mr. Cook with some references for websites that Rizzetta is currently managing. The Board decided to table this item until their next meeting. Mr. Cook stated that he would like to make a present of options from other hosting sites at their next meeting.

SIXTH ORDER OF BUSINESS

Discussion Regarding Monthly Landscape Maintenance

Mr. Brown discussed the monthly landscape maintenance done by Cardinal Landscaping.

SEVENTH ORDER OF BUSINESS

Presentation of Monthly Field Inspection Report

Mr. Brown presented and reviewed the monthly Field Inspection Report. Discussion ensued.

The Cardinal Landscape representatives entertained Mr. Gibbons' questions regarding the landscape maintenance. He voiced his concerns with the landscape.

Discussion ensued regarding the dry landscape issues.

Mr. Brown stated that he sees a tendency for Cardinal Landscape to be reactive rather than proactive. Discussion ensued. Mr. Mantei responded to Mr. Brown and the Board members' questions. Discussion continued regarding the condition of the landscape in the community. Mr. Brown stated that it would be difficult to change landscape contractors in the middle of the growing season. Mr. Mantei stated that he understands the Board members' concerns.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Enhancements

Mr. Brown presented and reviewed the proposals from Cardinal Landscaping and Aventura Nursery for landscape enhancements. Discussion ensued regarding Cardinal Landscaping revising their numbers. Mr. Brown reviewed the areas on Pleasant Plains Blvd. that would be enhanced. Cardinal Landscape stated that they would be sending revised proposals tomorrow.

On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved Cardinal Landscape's proposals for landscape enhancements for roundabouts (up to \$46,307.75) subject to District Chairman's review of the final numbers for Connerton West Community Development District.

Mr. Brown discussed the proposal from Cardinal Landscape for the Lagerfield entrance.

On a Motion by Mr. Cook, seconded by Mr. Rundel, with all in favor, the Board of Supervisors approved Cardinal Landscape's proposal for the Lagerfield Entrance (\$2,354.00) for Connerton West Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Proposals for Irrigation Repairs

Ms. Suit reviewed Ballenger & Company's proposals for the irrigation repairs. She stated that District Chairman previously approved the proposals due to the need for action prior to the April 6th Board meeting. She asked the Board for a motion to ratify the Chairman's action.

On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors ratified Ballenger & Company's proposals for Irrigation Repairs in the amounts of \$7,985.00 and \$950.00 for Connerton West Community Development District.

TENTH ORDER OF BUSINESS

Consideration of LAS Proposal for Chemical Testing

Ms. Suit presented the proposal from LAS for Chemical Testing. Mr. Rogers discussed the chemical testing and the wells with the Board. He stated that the reports are required by the DRI and are submitted to the County annually. Mr. Rogers entertained questions.

He stated that he would follow-up with Rick Mortensen regarding Mortensen Engineering's records for the well locations.

On a Motion by Mr. Dombrowski, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the proposal from LAS for Chemical Testing for 2015 (\$12,520.00) for Connerton West Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Cameron gave the Board an update on the status of the tree replacement. She stated that the Funding Agreement is ready for execution. Mr. Brown stated that the Board approved a tree remediation proposal at the last meeting but the work has not begun yet. Discussion ensued regarding the tree remediation plan. Mr. Brown stated that he could get it started immediately. Mr. Rogers stated that the District Chairman has reviewed the draft plan and the developer is now reviewing it. He stated that he is moving forward with design but can incorporate any feedback from the Chairman and the developer before the plan is submitted. Mr. Rogers stated that in the interim he has requested a pre-application meeting date from Pasco County. He entertained the Board members' questions.

Ms. Bartholomew gave the Board an update on the submission of the re-platting for the L tracts. She stated that she is working on the proposals to prepare the O&E report. Ms. Bartholomew stated that she is waiting on a response from a couple of different entities and is hoping to have some proposals coming in by the end of the week.

B. District Engineer

Mr. Rogers gave the Board an update on the tie-in to curb inlet #79 for Garden Party Park. He stated that the park needs to be regraded and the surface replaced. Mr. Rogers stated that he has received one proposal. Ms. Bartholomew reviewed Cornerstone's proposal in the amount of \$14,500.00. She stated that she should have another proposal in the next couple of days. Discussion ensued.

On a Motion by Mr. Dombrowski, seconded by Mr. Cook, with all in favor, the Board of Supervisors authorized District Chairman to review and approve the final proposal for the regarding work for the tie-in to curb inlet #79 (not-to-exceed \$15,000.00) for Connerton West Community Development District.

Mr. Rogers presented his draft Public Facilities Report for the Board's review. He suggested that District Management and District Chairman review the report and give him any feedback as to anything that might have been omitted. Mr. Rogers stated that he would have a final Public Facilities Report for the Board at their next meeting.

Mr. Rogers gave the Board an update on the Parcel 213 construction. He stated that SWFWMD had temporarily put things on hold pending some additional information on dewatering methodology. He stated that since the Board last met SWFWMD issued a dewatering permit for the project and RIPA has started things back up as of last week.

Mr. Rogers gave the Board an update on some outstanding permitting issues. Discussion ensued.

C. District Manager

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

Ms. Suit asked Mr. Van Wyk to discuss the WREC Lighting Agreements. Mr. Van Wyk stated that the District received a couple of proposals for the deposit of the installation of the underground utility lines for the streetlights before the roads are done. He stated that the work is not included in the District's Improvement Plan. Mr. Van Wyk stated that from an operations standpoint the District can pay the monthly fee for the streetlights. He stated that the District as a governmental entity can not put in improvements and then give them to a private entity. Mr. Van Wyk stated that the District is going to need to have the developer fund the installation or have WREC roll the costs of the initial installation into future payments so that the District can pay for the lease. Ms. Suit stated that the cost for the CIAC Agreement is \$216,000 and the agreement for the installation is \$60,000. Mr. Gibbons stated that it is probably the developer's role to get back with WREC to see if they can come up with a solution that is acceptable. He stated that this is what has been done in the past. Discussion ensued regarding the costs coming out of the bond funds. Mr. Gibbons stated that he would have a conversation with the developer. Mr. Krug asked Mr. Rogers why the costs of the streetlights were not contemplated in the development estimates. Mr. Rogers stated that historically the cost of the streetlights have not been included in the engineer's reports for Connerton. He stated that the opinion is that the District can't fund something that is given to an entity that is not a governmental entity. Mr. Van Wyk stated that in the past the utility rolled the cost of the install into the cost of the lease agreement over the term of five or ten years. He stated that what is unusual here is that WREC wanted the money upfront. Mr. Van Wyk stated that the District could pay for the conduit if WREC would allow it and keep ownership of it but the District can't pay for other parts remaining in WREC's ownership. Discussion ensued. Mr. Krug stated that the would follow-up with Mr. Rogers. Discussion ensued regarding the amortization. Mr. Krug asked that the previous streetlight agreements to be sent to him for his review. Mr. Gibbons suggested that WREC's current policies be checked as they have changed.

Mr. Krug updated the Board on the bond issuance. He stated that MBS Capital Markets has all of the information that they need at this time with respect to the bonds. Mr. Krug stated that MBS is waiting on the contract with Lennar Homes with respect to Parcel 213 lots to get through its feasibility period.

He stated that they have had to extend the feasibility period for two weeks and he expects it to be finalized this week. Mr. Krug stated that his expectation is that the offering memorandum will be distributed as soon as that is complete and the marketing effort will be underway and the bonds will be issued very quickly.

TWELFTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

The Board entertained an audience comment regarding contractors fishing on the pond by his home in Phase 2.


Ms. Suit asked if there were any Supervisor requests. Mr. Cook stated that there is an area on Wonderment Way, on the north side of the dog park that has gravel in it. He stated that there is a lot of run off whenever there is rain that goes under the sidewalk and into the street. He stated that is a hazard that he thinks it needs to be addressed. Mr. Brown stated that he would follow-up on this.

The Board entertained an audience comment thanking Ms. Suit for the clean-up of the ponds around the Lagerfield area. The resident stated that when the plantings are done by the Lagerfield entrance she wanted the Board to be aware that there is only one sprinkler head on each side. Mr. Brown stated that he would have the irrigation checked.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Gibbons, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors adjourned the meeting at 6:10 p.m. for Connerton West Community Development District.


Assistant Secretary


Chairman / ~~Vice Chairman~~