

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 7, 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	Board Supervisor, Chairman
Dale "Chip" Jones	Board Supervisor, Vice Chairman
Richard Dombrowski	Board Supervisor, Assistant Secretary
Randy Cook	Board Supervisor, Assistant Secretary
J.R. Carroll	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A. <i>(via conference call)</i>
Ed Rogers	District Engineer, Heidt Design, LLC <i>(joined the meeting in progress)</i>
Thomas Philpot	Representative, Hopping Green & Sams, P.A. <i>(via conference call)</i>
Adam Krug	Representative, Hayman Woods <i>(joined the meeting in progress via conference call)</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 March 3,
2014**

Mr. Brizendine asked if there were any changes to the minutes. It was stated that on page two, line 79 it should be Mr. Cook instead of Mr. Carroll.

On a Motion by Mr. Cook, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on March 3, 2014 as amended for Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for February 2014

Discussion ensued regarding various invoices and the services they represent.

On a Motion by Mr. Gibbons, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February 2014 (\$93,344.62) as presented for Connerton West Community Development District.

(Mr. Rogers joined the meeting in progress)

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2014-05, Removing an Assistant Secretary

Mr. Brizendine presented and reviewed Resolution 2014-05, Removing an Assistant Secretary. He stated that the resolution would be removing Cordell Matthews as an Assistant Secretary since he is no longer with Rizzetta & Company.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved Resolution 2014-05, Removing an Assistant Secretary as presented for Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Revised License and Maintenance Agreement

Mr. Brizendine presented the revised License and Maintenance Agreement from Pasco County. Mr. Philpot reviewed the agreement for the Board. He stated that that the County is trying to standardize the agreement for all of the entities who have maintenance responsibility in the right-of-ways. Mr. Philpot stated that in correspondence received from Counsel representing other Districts there are some concerns regarding language in the agreement that other Districts are evaluating with the County. He stated that his firm would like to evaluate some matters in the proposed agreement for Connerton West with the County as well. Mr. Philpot stated that he would recommend that the Board table this item until District Counsel has had an opportunity to confer further with the County and their staff on of the provisions of the agreement.

On a Motion by Mr. Dombrowski, seconded by Mr. Cook, with all in favor, the Board of Supervisors tabled the consideration of the revised License and Maintenance Agreement for Connerton West Community Development District.

(Mr. Krug joined the meeting in progress)

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Rubber Swing Mats

Mr. Brizendine presented and reviewed the proposal from Rubber Mulch Products. He stated that the mats are \$149.00 each. Discussion ensued. Mr. Jones recommended purchasing four mats for Connerton Cove at this time and then decide later if more are needed at the other park. Mr. Brizendine stated that he would have the mats installed when the new ADA mulch is installed.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the purchase of four rubber swing mats (\$149.00 each) for Connerton Cover for Connerton West Community Development District.

Adam Krug from Hayman Woods addressed the Board. He gave the Board an update on plans for future development. Mr. Krug stated that he has engaged Heidt Design to update the plans and permits for development of parcels 212 and 213. He reviewed the development that has happened to date in these parcels and provided an overview of the future plans for lot sizes for the parcels. Mr. Krug stated that development will likely proceed in Parcel 213 first, and the layout of this parcel will remain consistent with the original design plan. Mr. Krug stated that he believes that Taylor Morrison will be building on lots in Parcel 214. He stated that part of the debt purchase and subsequent debt dissolution and restructuring the B bonds went away and the remaining 2006A bonds are under forbearance agreement. Mr. Krug stated that as development moves forward with parcels 212 and 213, the plan is that there will be a transition of the 2006A forbearance arrangement with bond indebtedness of the parcels replaced with new 2014 debt issuance. He stated that he is working with Brett Sealy at MBS Capital Markets on this matter and will be sending an engagement letter to the Board on behalf of MBS Capital Markets to be engaged as the District's underwriter. Mr. Krug entertained questions and comments.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Philpot gave the Board an update on the corner tracts in Parcel 211. He stated that there were thirteen tracts that were conveyed in December 2013. Mr. Philpot stated that the tracts were conveyed to six different entities, three current homeowners and three builder entities. Mr. Philpot stated that there were some concerns expressed by the homeowners related to the conditions of the tracts and some of their obligations for maintenance of the tracts going forward.

He stated that some of the builders raised some concerns related to title issues that may arise from conveyance of a tract that is designated as open space and landscape purposes on a plat to a private homeowner.

Mr. Philpot stated that he researched the matter further and coordinated with the Chairman and County staff regarding potential resolutions for some of the concerns. The two apparent options to resolve the title concerns both involve some type of replat. Mr. Philpot stated that ideally a partial replat would be an option that may only require the consent and involvement of the adjacent homeowners or builder owners of the lots that are immediately adjacent to those thirteen landscape tracts. Mr. Philpot stated that the County has not yet been able to give definitive direction regarding the replat and requested some additional information, notably some analysis on the open space requirement of the District's Development Order that calls for 2,000 acres of open space and how the conveyances could potentially impact the open space as it exists now. He stated that the County also asked for an ownership and encumbrance report to be done on the landscape tracts that would be subject to the replat.

Mr. Philpot stated that before pursuing those options that would require some time and cost, District Counsel wanted to go back to the drawing table and explore whether it makes sense from a feasibility and cost standpoint for the District to continue to pursue this conveyance. He stated that the process may reach a point where the County requires full consent of everyone who is reflected on the Parcel 211 plat, which would involve significant time, effort and cost to try to achieve that level of consent in order to resolve title concerns. Mr. Philpot stated that in the interest of minimalizing the liability of the current three homeowners who have received the three landscape tracts, District Counsel approached them with the courtesy of having the homeowners execute a quit claim deed for those tracts back to the District until the matter could be further resolved. He stated that two of the three homeowners are in the process of undertaking the quit claim deed, and one is remaining under consideration. Mr. Philpot stated that the builder entities have each agreed to hold onto their title to the tracts until the District can determine an appropriate resolution. He stated that the Board may want to consider whether there is any interest in pursuing further action with the County. Chairman Gibbons provided additional information to the Board regarding the consideration of these issues to date. Mr. Philpot entertained the Board members' questions. Discussion ensued. Mr. Jones stated that he would recommend that District Counsel continue to try to obtain the last quit claim deed from the remaining homeowner and then bring the issue back to the next meeting. Discussion ensued regarding installation of a water meter and landscaping in the tracts.

Discussion ensued regarding swales on homeowners' lot lines and possible fence installation. Mr. Rogers stated that he would need to look at the individual lots to see how they are graded in order to make an evaluation. Discussion continued. The Board decided to table the Parcel 211 corner tracts discussion until the May meeting and allow District staff to continue to work on the matter.

Mr. Van Wyk gave the Board an update on the sidewalk issue. He stated that he is still working on the issue and he would like to work with the Chairman to come up with a proposal before they start discussing some of the nuances of determining future maintenance of the sidewalks. Mr. Van Wyk stated that he hoped to have some more information for the Board at their next meeting.

B. District Engineer

Mr. Rogers gave the Board an update on the proposals for the drainage work at Garden Party Park. He stated that he had not received any proposals yet. Mr. Rogers stated that one of the proposers reached out to him with some questions. Mr. Rogers stated that he will make an effort to answer his questions, and hopefully some proposals will be available for the Board's review prior to the next meeting.

Mr. Rogers gave the Board an update on his review of the MS4 permitting matter. He stated that Heidt Design has done some additional research regarding whether the District should pursue an MS4 permit. Mr. Rogers stated that District Counsel has prepared a memo regarding the requirements. He reviewed the memo for the Board. Mr. Rogers stated that he could not find any evidence that there were any Districts that were co-permittees with Pasco County under the County's current MS4 permit. He stated that all of the co-permittees with Pasco County are incorporated municipalities. Mr. Rogers stated that he does not believe that there are any CDDs operating as a co-permittee of a County MS4 permit in the state. He stated that there is another category of the MS4 permit called a Phase II permit for communities that are greater than 1,000 but less than 100,000 in population. Mr. Rogers stated that he did some additional research and found out that there are six Districts in the State of Florida that have their own Phase II permits. He stated that in order to be a co-permittee with Pasco County, the District would have to co-apply with them. Mr. Rogers reviewed the provisions of Pasco County's current MS4 permit. He stated that he was looking at all of the options to see if it would be better for the District to co-apply with the County or obtain their own permit. Mr. Rogers reviewed the criteria and the monitoring requirements for the phase two permit. He stated that he would have to defer back to District Counsel for their legal opinion and recommendation in determining whether to pursue the Phase II permit or joining as a co-permittee of the County's current Phase I permit. Mr. Rogers stated that from an engineering standpoint he would suggest that the District have a more formal stabilized maintenance program on file in the event that they need to show FDEP what the District has already been doing to meet certain stormwater standards.

Mr. Van Wyk stated that he would like to have another conversation with Mr. Rogers to see what the determination of facts are from his review, and then they can advise the Board on whether a permit is necessarily legally required. Discussion ensued. Mr. Van Wyk and Mr. Rogers entertained the Board members' questions. The Board decided to table this item until the next meeting.

C. District Manager

Mr. Brizendine briefly reviewed the financial status report for the month of February. He entertained the Board members' questions.

Mr. Brizendine stated that he has been working with Ms. Barreto in Rizzetta's finance department trying to create a more concise assessment table.

He stated that due to the fact that the District has a breakout between the field costs and what is being assessed with platted and unplatted lots and due to the street light assessment, they were not able to consolidate the table as much as anticipated for the coming fiscal year.

Mr. Brizendine stated that the master streetlights were moved and added to the administrative portion since everyone is contributing to that part of the budget. He stated that once everything is built out and platted, the assessment table will be consolidated even more. Mr. Brizendine stated that he is planning on presenting the District's proposed budget for fiscal year 2014/2015 at the Board's June meeting. He entertained the Board members' questions.

Mr. Brizendine gave the Board an update on his review of the Ballenger invoices. He stated that at last month's meeting, Mr. Carroll had inquired about the amount that the District was paying Ballenger. Mr. Brizendine stated that he went back and pulled the Ballenger contracts. He stated that the rates that Ballenger is charging match the current contracts. Mr. Brizendine stated that the amounts that Ballenger is billing the District are accurate, and the amounts are incorporated in the District's budget.

NINTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

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

Mr. Dombrowski stated that the Dog Park has a lot of weeds with thorns. Mr. Brizendine stated that he would follow-up with Kerry Johnson.

Mr. Gibbons gave the Board an update on the status of certain landscape improvements, including the soccer field. He stated that he met with Dave Truxton from Taylor Morrison who came out to the site with ValleyCrest and reviewed the larger park area. Mr. Gibbons stated that Taylor Morrison has relocated the soccer goals as requested, installed "keep off the grass" signage, and removed the caution tape. He stated that ValleyCrest is going to install sod in some areas, and the field should be ready to use again sometime in May.

Mr. Cook asked for an update on the status of the pressure washer that the Board authorized Stan Zuercher to build.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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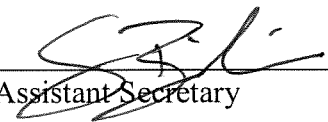
Mr. Brizendine stated that he would follow-up with Mr. Zuercher to determine the status.

Mr. Gibbons gave the Board an update on new home sales. He stated that sales are going well to date this year.

TENTH 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