

## 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, May 5, 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>
Richard Dombrowski	<b>Board Supervisor, Assistant Secretary</b> <i>(joined the meeting in progress)</i>
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> <i>(joined the meeting in progress)</i>
Tyree Brown	<b>Operations Manager, Rizzetta &amp; Company, Inc.</b>
Brett Sealy	<b>Representative, MBS Capital Markets</b> <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 April 7, 2014

Mr. Brizendine asked if there were any changes to the minutes. There were none.

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*(Mr. Dombrowski joined the meeting in progress)*

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 April 7, 2014 as presented for Connerton West Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Discussion ensued regarding various invoices and the services they represent.

On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March 2014 (\$66,243.59) as presented for Connerton West Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of MBS Capital Markets Engagement Letter**

Mr. Brizendine presented MBS Capital Markets' engagement letter. Mr. Van Wyk stated that Prager Sealy had been the District's original underwriter and they were no longer in business. He stated that the principals have reformed into a new company called MBS Capital Markets "MBS". Mr. Van Wyk stated that they do most of the underwriting for the CDDs in the State and basically they are the same people that the District has been using for their underwriter since the inception of the District. He stated that Mr. Sealy has been working with Mr. Krug and the bondholders to reengage the Board to rework some of the existing bonds and perhaps issue some new bonds for additional phases.

*(Mr. Sealy joined the meeting in progress)*

Mr. Sealy gave the Board some background information on his company. He stated that he has been working with Mr. Krug over the past several months regarding the potential for the development of two additional tracts for which bonds would be issued and a potential bond refunding. Mr. Sealy stated that he has provided his firm's standard investment banking agreement to the Board. He stated that he is proposing an underwriter's fee of 2% of the par amount of the bonds issued which is the current going rate for underwriting services for community development districts. Mr. Sealy stated that he would be happy to answer any questions. Mr. Van Wyk stated that it is a standard form of agreement and he has reviewed it. He stated that the only distinction was that some of the principals at MBS bought some of the 2004 bonds but it doesn't impact their ability to do underwriting and it doesn't create a conflict. Mr. Sealy reviewed the timeline for the bond issuance. He stated that the next step would be the presentation of a preliminary assessment methodology report and an engineer's report at an upcoming Board meeting to start the Chapter 170 assessment process. He entertained the Board member's questions. Discussion ensued. Mr. Van Wyk stated that no fees would be paid to MBS unless bonds are issued.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved MBS Capital Markets' Engagement Letter as presented for Connerton West Community Development District.

*(Mr. Sealy left the meeting in progress)*

**SIXTH ORDER OF BUSINESS**

**Consideration of Bond Refinancing Team Funding Agreement**

Mr. Brizendine presented the Bond Refinancing Team Funding Agreement. Mr. Van Wyk reviewed the agreement with the Board. He stated that MBS is paid from the bond issuance but the other parties involved are not. Mr. Van Wyk stated that the agreement obligates the developer and provides for monthly funding of the costs for the bond issuance. He stated that the developer will be given a credit or the costs of the issuance will be paid as a reimbursement. Mr. Van Wyk entertained the Board member's questions. He stated that he has not received any feedback from the developer as of yet. Mr. Jones stated that he would like to know that the developer is genuinely in agreement with the funding agreement to make sure that there are no issues. Discussion ensued.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the Bond Refinancing Team Funding Agreement in substantial form subject to the developer reviewing and approving within 30 days or all activities cease for Connerton West Community Development District.

**SEVENTH 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 they are still working with the developer on a replat for the eleven lots. Mr. Van Wyk stated that Mr. Rogers was working on obtaining the costs for the replat.

Mr. Rogers gave an update on the replat of the Parcel 211 corner tracts. He stated that David Williams from GeoPoint Surveying has been talking with the new County surveyor. Mr. Rogers reviewed the three options for the possible replat. He stated that he hasn't received an affirmative answer from the County yet. Mr. Rogers stated that the preferred way would be to do the individual replats on one map. He stated that some Counties don't like to do it that way as there would be more than one legal description on the plat. Mr. Rogers stated that it would cost almost double to do each plat individually versus combining them all. He reviewed approximate costs with the Board. Mr. Van Wyk stated that they would also present the Board with some costs for the District keeping the tracts and doing the maintenance.

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Mr. Brizendine stated that he received a proposal from Kerry Johnson to maintain the two lots that the residents wanted conveyed to the District. He stated that K. Johnson has already mowed them once per request. Mr. Brizendine reviewed the proposal for the Board. He stated that if the sod is changed to St. Augustine and irrigation is added than the cost would increase.

Mr. Van Wyk stated that he has all the deeds back from the individual homeowners and it will resolve the concern that the parcel owners had regarding liability and maintenance obligations. He stated that the builders are on hold waiting to see what the Board decides regarding the lots. Discussion ensued regarding making sure that there aren't any similar corner tracts like these in the future parcels.

Mr. Jones recommended leaving the Bahia sod on the lots, having the lots recorded and conveyed back to the District, and planting some Oak trees with gator bags in the future.

On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved the stopping of all work related to the replat of the Parcel 211 Corner Tracts and conveying the lots from the builders back to the District for maintenance for Connerton West Community Development District.

Mr. Jones directed Mr. Brizendine to send the maintenance proposal for the resident lots back to K. Johnson and tell him that the Board would like to do all the lots at one time once they are conveyed back to the District. Mr. Gibbons stated that there are three lots adjacent to homeowners that need to be maintained at this point. The Board directed Mr. Brizendine to see if K. Johnson can give them a better price.

Mr. Van Wyk gave the Board his recommendation regarding the sidewalk repair issue. He stated that the repair of the sidewalk is not that costly and he would suggest that the District do the repair but only upon notification to the County that the District is only repairing the right-of-way and is not taking responsibility of the maintenance of the entire sidewalk. Mr. Van Wyk stated that he would send a letter to the County stating that the District's actions do not imply that they are taking responsibility for the full maintenance of the sidewalks. A brief discussion ensued regarding trees that are damaging sidewalks.

On a Motion by Mr. Dombrowski, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the two sidewalk repairs under protest and the root pruning of the trees associated with the repairs and directed District staff to submit a letter to the County stating that the District is not taking responsibility for full maintenance of the sidewalks for Connerton West Community Development District.

Mr. Van Wyk gave the Board an update on the revised license and maintenance agreement with Pasco County.

He stated that the County wants the District to execute a new license and maintenance agreement. Mr. Van Wyk stated that there are a couple of issues he has with the agreement that he is still working on. He stated that there are other District Counsels that also engaging the County in discussion. Mr. Van Wyk stated that the District has an issue because they have a license and maintenance agreement for the large structure at the front of the community and he doesn't want that to fall under the same category as the landscape and maintenance. He stated that he would like to continue to work with the County and try to resolve the issues.

Mr. Van Wyk gave the Board an update on the legislative sessions. He stated that the sessions have ended and the he will email the Board members a final update letting them know what legislature passed within the next week or two.

Mr. Jones asked if as a potential solution for the sidewalk issues caused by the trees the District could approach the County and suggest that the District maintain the sidewalks and ask them to match what the District contributes in a fund. He stated that a line item could be added to the budget for sidewalk repair. Mr. Jones stated that it was just an idea that he wanted to bring up for consideration.

B. District Engineer

Mr. Rogers gave the Board an update on the MS4 permit. He stated that since the Board last met he has received some additional information from the County regarding their permit. Mr. Rogers stated that he was able to look at the mapping of their system. He stated that it inventories all of their outfall locations and the collections systems associated with them. Mr. Rogers stated that their system is only mapped west of the Suncoast Parkway. Mr. Rogers stated that he wanted to see the map because the streets within the District that were dedicated to the County are mapped as part of their MS4 system. He stated that then he could evaluate whether it would make sense to try and become co-permittees with them next time or if the District should have an independent permit. Mr. Rogers stated that unfortunately they are not mapped as far east as the District is so there is nothing to see there yet but he believes that the mapping process is ongoing. He stated that District Counsel has been involved in some of the conversations as well.

Mr. Van Wyk stated based on what they could find out from the permitting and the status of the ERP for the ponds he thinks that the County would be responsible for the roadway maintenance. He stated that even though it is not listed in the permit yet it is part of the ongoing process, meets the criteria, and has been deeded over to them. Mr. Van Wyk stated that he thinks what the District is doing now is within the requirements of the law. He stated that the District should be okay allowing the County to do the MS4 permit and the District will keep their ponds under the terms and conditions of the ERP. Both Mr. Van Wyk and Mr. Rogers stated that they believe that the District is in compliance with the requirements.

Mr. Rogers gave the Board an update on the proposals for the drainage work at Garden Party Park. He stated that the only contractor who responded had some questions. Mr. Rogers stated that he didn't have any written contact information for the contractor and he lost his voicemail. He asked Mr. Brizendine if he could forward the contractors contact information to him and he would get back in touch with him to answer his questions. Mr. Brizendine stated that he would forward the contact information to Mr. Rogers.

*(Mr. Rogers left the meeting in progress)*

C. District Manager

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

Mr. Brizendine presented the draft proposed budget for Fiscal Year 2014/2015. He stated that he would need the Board's input regarding new development coming online next fiscal year. Discussion ensued regarding the line items of the budget. Mr. Brizendine entertained the Board member's questions. He reviewed the budget process for the Board. Discussion ensued regarding the reserves.

Mr. Brizendine announced that the qualifying period for the general election commences at noon on June 16<sup>th</sup> and closes at noon on June 20<sup>th</sup>. He stated that there were three seats up for election as follows:

Seat #3 – Chip Jones

Seat #4 – J.R. Carroll

Seat #5 – Randy Cook

Mr. Brizendine stated that he asked Mr. Brown to attend today's meeting as he is the District's Operations Manager and oversees the landscape maintenance. Mr. Brizendine presented and briefly reviewed K. Johnson Landscape's inspection report dated March 19, 2014. He stated that he and Mr. Brown do not agree with K. Johnson's assessment that the property looks good overall. He stated that he thinks that K. Johnson has done a decent job but that the District has gotten too large for his firm to maintain it at the level that the District expects.

Mr. Brown addressed the Board and gave them an update on the landscape maintenance and expressed his concerns regarding K. Johnson's lack of manpower and experience. Discussion ensued regarding the District going out to bid for landscape maintenance services. Mr. Brizendine stated that the District will be over the public bid threshold for maintenance services, which is \$195,000 per year, and will need to go out to public bid for the landscape maintenance. Discussion ensued. Mr. Brown stated that he would have a project manual for the Board's review at their next meeting.

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Discussion ensued regarding Stan Zuercher becoming a full-time employee of the HOA and contracted to the District for services. Mr. Brizendine stated that Mr. Zuercher is working on building the pressure washer. Mr. Van Wyk stated that the District could enter into a leasing agreement with the HOA regarding Mr. Zuercher's time.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

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

Mr. Gibbons stated that there is a BOCC hearing tomorrow to consider a contract for a new firm to manage the process of the Ridge Road permit.

Mr. Gibbons stated that on Wednesday there is a ground breaking for a 45,000 sf Pasco County utilities building in Commerce Park.

Mr. Dombrowski asked for an update on the water in the dog park. Mr. Gibbons said that he would follow-up on it. Discussion ensued regarding providing a water fountain to the residents also.

<p>On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved contributing up to \$250.00 to Taylor Morrison towards upgrade of the water fountain in the dog park to include a bubbler (reimbursable cost once complete) for Connerton West Community Development District.</p>
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Mr. Brizendine gave an update on the soccer field. He stated that an inspection was scheduled with ValleyCrest and Taylor Morrison at 3:00 p.m. today and it was postponed due to all of the rainfall over the weekend.

Mr. Cook asked for an update on the playground. Mr. Brizendine stated that it has been repainted but he hasn't had a chance to inspect it. He stated that he would follow-up with Mr. Zuercher on this item. Mr. Brizendine stated that the mulch and the swing mats won't be installed until after the painting has been inspected.

Mr. Cook requested better communication with residents regarding the status of the soccer field.

**NINTH 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 5:50 p.m. for Connerton West Community Development District.

  
Assistant Secretary

  
Chairman / ~~Vice Chairman~~