

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, June 2, 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
Randy Cook	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A.
Tyree Brown	Operations Manager, Rizzetta & Company, Inc.
Ashley Noonan	Representative, Hayman Woods <i>(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 May 5, 2014

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

<p>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 May 5, 2014 as presented for Connerton West Community Development District.</p>
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FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for April 2014

Discussion ensued regarding various invoices and the services they represent. Discussion ensued regarding the bond restructure costs being listed separately.

On a Motion by Mr. Jones, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April 2014 (\$131,167.81) as presented for Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Revised Proposal from K. Johnson for Parcel 211 Tracts

Mr. Brizendine presented and reviewed K. Johnson's revised proposal for the mowing of the Parcel 211 tracts. He stated that Mr. Johnson reduced the cost from \$50.00 a month to \$35.00 a month. Mr. Jones suggested a proposal for a cost of \$35.00 per tract rather than per month. He stated that tracts will come on and go out. Mr. Brizendine stated that K. Johnson's proposal was temporary and the services would be going out to contract and the tracts would be included in the contract. He stated that he told Mr. Johnson that there might be additional lots and Mr. Johnson stated that the charge will be \$35.00 per lot. Mr. Brizendine stated that he would have K. Johnson revise his proposal to state that the cost will be \$35.00 per lot/tract.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved revising K. Johnson's Proposal for the Parcel 211 Tracts (\$35.00 per lot/tract) with Mr. Brown approving new tracts that come on for Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Project Manual for Landscape Maintenance Services

Mr. Brown presented and reviewed the project manual for landscape maintenance services. He entertained the Board members' questions. Mr. Brown stated that he would tabulate the bid sheets and provide the Board with a summary. Discussion ensued regarding a landscape map. Mr. Brizendine stated that the District doesn't have an existing map that covers everything.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved obtaining a proposal for the creation of a landscape map by Heidt Design or GeoPoint Surveying (not-to-exceed \$8,000) and authorized District Chairman to approve it for Connerton West Community Development District.

Mr. Brown continued to entertain the Board member's questions regarding the RFP for landscape maintenance services. Discussion ensued regarding the mulch and the annuals.

Mr. Brown reviewed the evaluation criteria. Discussion ensued regarding the scope of services and the instructions to bidders.

Discussion ensued regarding utilizing a landscape committee to evaluate the proposals and make a recommendation to the Board. Mr. Van Wyk stated that the Board could hold a landscape workshop and notice it. The Board decided that they would like to hold a landscape committee workshop on July 7th and move their regular meeting to July 21st.

On a Motion by Mr. Jones, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors authorized District staff to advertise for a Landscape Committee Workshop to be held on July 7, 2014 at 4:00 p.m. and their regular Board meeting to be moved to July 21, 2014 at 4:00 p.m. for Connerton West Community Development District.

Discussion continued regarding the evaluation criteria.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the Project Manual for Landscape Maintenance Services as discussed and amended for Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Cardno Entrix's
Maintenance Agreements**

Mr. Brizendine presented Cardno Entrix's maintenance agreements. He reviewed the two agreements for mitigation maintenance for Village II, Phase I and Village I. Mr. Brizendine reviewed the agreement for lake maintenance at Village II, Phase I. Discussion ensued. Mr. Jones stated that he would like some clarification on the mitigation agreements.

The Board decided to table the agreements for mitigation maintenance pending further clarification from Mr. Pons. Discussion ensued regarding the agreement for the Village II, Phase I lake maintenance.

On a Motion by Mr. Jones, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors approved Cardno Entrix's Agreement for Lake Maintenance for Village II, Phase I (\$1,450 a month for 27 ponds) for Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2014/2015
Proposed Budget**

Mr. Brizendine presented and reviewed the proposed budget for fiscal year 2014/2015. He stated that the total amount was \$1,124,757 with an administrative subtotal of \$169,987 and a field operations subtotal of \$954,770. Mr. Brizendine reviewed the changes to the budget. Discussion ensued regarding the line items of the budget. Mr. Brizendine stated that he was trying to keep the assessments level or decreased for the existing homeowners and not increase it too much for the undeveloped lots.

He stated that the proposed budget currently shows a 3% decrease for the existing property owners and a 4.5% increase for the undeveloped lots. Discussion ensued regarding keeping the assessments level for the existing homeowners, the line items of the budget, and the increases.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2014-06,
Approving Fiscal Year 2014/2015
Proposed Budget and Setting the Public
Hearing on the Final Budget**

Mr. Brizendine presented Resolution 2014-06, Approving Fiscal Year 2014/2015 Proposed Budget and Setting the Public Hearing on the Final Budget.

On a Motion by Mr. Jones, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors approved Resolution 2014-06, Approving Proposed Budget for Fiscal Year 2014/2015 as discussed and Setting the Date, Time, and Location for the Public Hearing on the Final Budget (August 4, 2014 at 4:00 p.m. at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638) for Connerton West Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Van Wyk gave the Board an update on Bond Team Funding Agreement. He stated that the agreement has been approved in form and he was just waiting on a signature from the LLC. Mr. Van Wyk stated that he is working with developer's counsel.

Mr. Van Wyk gave the Board an update on the sidewalk issue. He stated that the sidewalk repairs have been made and a notice will be sent to the County that the repairs have been made on their behalf.

B. District Engineer

Not present.

Mr. Brizendine presented and reviewed a proposal for drainage improvements for the Garden Party Park. Discussion ensued.

On a Motion by Mr. Gibbons, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the proposal for the drainage improvements for Garden Party Park (not-to-exceed \$18,000) for Connerton West Community Development District.

C. District Manager

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

Mr. Brizendine announced that per the Supervisor of Elections there were 551 registered voters residing in the District as of April 15, 2014.

Mr. Brizendine announced that SWFWMD will be holding a workshop regarding best management practices for stormwater ponds at Rizzetta & Company's training center on June 25th 1:00 p.m. to 4:00 p.m.

ELEVENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

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

Mr. Gibbons asked for an update regarding the meeting for the Parcel 211 park. Mr. Brown stated that the park is not ready to be released yet and it will be revisited on June 18th.

Mr. Brizendine stated that The Groves wants their golf course to operate off of the reclaimed water line and have requested permission for an easement from the District. He stated that there it is right-of-way that is owned and operated by the County but there is a 20ft wide District owned area that is along the reclaimed water line. Mr. Jones stated that The Groves would need an easement to cross the fence line to reach their property. He stated that he doesn't think that the Board should take any action on this item at this time. Mr. Jones stated that his concerns are as follows:

1. Verify that the County has fully accepted Pleasant Plains Drive for maintenance.
2. Will there be a structure installed on District property?
3. Have the District's engineer check the existing as-built plans for the reclaimed water line.
4. Have the District's engineer find out from the utility department how they will construct the connection and if there will be any disruption in service.


A brief discussion ensued regarding The Groves accessing the reclaimed water line from US 41.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Brizendine stated that there was no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Mr. Gibbons, seconded by Mr. Cook, with all in favor, the Board of Supervisors adjourned the meeting at 6:05 p.m. for Connerton West Community Development District.


Assistant Secretary


Chairman / Vice Chairman