
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 **special** meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, July 21, 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

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Kristin Suit	District Manager, Rizzetta & Company, Inc.
Bryan Rizzetta	District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A. <i>(via conference call)</i>
Tyree Brown	Operations Manager, Rizzetta & Company, Inc.
Adam Krug	Representative, Hayman Woods <i>(joined the meeting in progress via conference call)</i>

Audience

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

There were no audience comments on agenda items.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors Meeting held on June 2,
2014**

Mr. Brizendine asked if there were any changes to the minutes.

Mr. Jones requested that Mr. "Jones" be changed to Mr. "Brizendine" on line 162.

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 June 2, 2014 as amended for Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for May 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 May 2014 (\$91,445.65) as presented for Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Discussion Regarding Bond Refinancing

Mr. Van Wyk gave the Board an update on the bond refinancing. He stated that he had a conversation with the finance team on Friday. Mr. Van Wyk stated that Mr. Cox is working on an Assessment Methodology Report and Mr. Rogers has been working on an Engineer's Report for a new issuance of bonds and a re-issuance of the 2006 bonds. He stated that should have more information for the Board at their next regular meeting. Mr. Van Wyk stated that they should know whether they are going to ask the District to commence with construction or the developer is going to do the construction. He stated that everything is moving forward and the executed funding agreement has been received. Mr. Van Wyk and Mr. Krug entertained the Board members' questions.

SIXTH ORDER OF BUSINESS

Consideration of Cardno Entrix's Mitigation Maintenance Proposals

Mr. Brizendine stated that Cardno Entrix's ("Cardno") Mitigation Maintenance Proposals were tabled from the last meeting for further clarification. He stated that he followed up with Mr. Ponds from Cardno regarding the two proposals. Mr. Brizendine clarified that the proposals were for two areas that have been released from SWFWMD. He stated that Mr. Ponds indicated that it has been a common practice in the past that the developer/CDD had requested Cardno to continue the maintenance services. Mr. Brizendine specified that the first proposal was for Village II, Phase I at a cost of \$1,300/event and the second proposal was for Village I at a cost of \$1,400/event for a period of one year. Mr. Jones stated that he would like an update on the percentage of ponds released from SWFWMD. Discussion ensued. Mr. Jones stated that the mitigation maintenance has been budgeted for. Mr. Brizendine stated that he would follow-up with Mr. Ponds on when the remaining ponds will be released from SWFWMD.

On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved Cardno Entrix's Mitigation Maintenance Proposals for Village 1 and Village 2, Phase 1 for Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Landscape Committee Recommendation for Landscape Maintenance Services

Mr. Brizendine stated that the landscape committee met a couple of weeks ago and reviewed the landscape maintenance proposals received in response to the request for proposals. He presented the landscape committee's scoring sheet. Mr. Brizendine stated that Mr. Brown was present at today's meeting to answer any questions. He stated that the landscape committee ranked Cardinal Landscaping #1, LMP #2, and Complete Landcare #3. Mr. Brizendine informed the Board that they were not bound by the landscape committee's recommendations. Discussion ensued. Mr. Brizendine stated that a standard set of questions could be distributed to the top three bidders prior to the Board's next meeting. Mr. Brown stated that he could send the questions to the Board members' for their review and additional questions could be added to the list if needed. He stated that he could provide the questions in writing to the top three bidders who can then respond back in writing prior to the next meeting. Discussion ensued regarding the potential questions for the bidders. Mr. Brown stated that the new contractor would start October 1st.

The Board decided to invite the top three proposers to their next regular Board meeting to entertain their questions.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors authorized District staff to invite the top three proposers (Cardinal Landscaping, Complete Landcare, and Landscape Maintenance Services) to the Board meeting on August 4, 2014 to address the Board and entertain the questions sent to them prior to the meeting for Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of District Chairman's Authorization to Submit to Auditor General

Mr. Brizendine presented the audited financial statements for year ended September 30, 2014. He stated that the audit has been submitted to the auditor general to remain in compliance as it was due to them June 30th.

On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors accepted the Audited Financial Statements for year ended September 30, 2013 and ratified the District Chairman's authorization to submit the Audited Financial Statements to the Auditor General for Connerton West Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of a Board Supervisor
Resignation (J.R. Carroll)**

Mr. Brizendine stated Mr. Carroll submitted his resignation at the landscape committee meeting effective July 8, 2014 as he was moving from the community.

On a Motion by Mr. Dombrowski, seconded by Mr. Jones, with all in favor, the Board of Supervisors accepted J.R. Carroll's resignation from the Board of Supervisors for Connerton West Community Development District.

Mr. Brizendine stated that Mr. Carroll's term expires at the end of November. He stated that if the Board would like to appoint someone to Mr. Carroll's seat the requirements are that they be a registered voter and reside within the boundaries of the District. Mr. Brizendine stated that the Board could appoint someone for a short term or they could let the seat remain vacant until November when the term expires and then appoint someone. Discussion ensued. The Board decided to solicit interest in the community for the open seat. Mr. Brizendine stated that he would draft a request for appointment and give it to Amy with the HOA for an email blast to the residents. He stated that when he receives the resumes he will email them to the Board for their review prior to the next meeting.

TENTH ORDER OF BUSINESS

**Consideration of Lease Agreement with
the HOA for Stan Zuercher**

Mr. Brizendine presented the Lease Agreement with the HOA for Stan Zuercher. Mr. Van Wyk reviewed the agreement for the Board. Mr. Jones asked if the District could put a clause in the agreement allowing Mr. Zuercher to work over his allotted 15 hours a week for emergencies. Mr. Brizendine stated that he could discuss this with the HOA but he didn't think that it would be an issue.

On a Motion by Mr. Dombrowski, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the Lease Agreement with the HOA for Stan Zuercher for Connerton West Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Van Wyk gave the Board an update on the easement request from Pasco County. He stated that Pasco County had requested an easement for the reuse water supply for the golf course. Mr. Van Wyk stated that it would be underground and he would recommend that the District work with the County. He entertained the Board members' questions. Discussion ensued regarding the release of the maintenance bond and roadway acceptance. Mr. Gibbons stated that he would speak to the developer.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors authorized District Chairman to execute the Easement Agreement with Pasco County for the reuse water line upon District Counsel's approval for Connerton West Community Development District.

Mr. Van Wyk gave the Board an update on the District issues with Pasco County. He presented the letter from Tracy Robin at Straley & Robin, P.A. that was sent to Pasco County regarding the revised maintenance and license agreements. Mr. Van Wyk stated that he would like to continue to monitor the issue and work with the County regarding coming to an agreement on the terms of the license. He informed the Board that he would bring the agreement back before the Board when it is appropriate. Discussion ensued regarding the maintenance of roadways and a possible workshop with the County.

Mr. Van Wyk gave the Board an update on the Blue Mist Parkway Improvements. He stated that he has been working on the Bill of Sale and the transition improvements with Hayman Woods. Mr. Van Wyk stated that an inspection was done and he believes that everything is complete. He asked for a motion to authorize the acceptance of the Blue Mist Parkway improvements and the execution of the Bill of Sale to receive the improvements. He entertained the Board members' questions.

On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors authorized the acceptance of the Blue Mist Parkway Improvements from Hayman Woods and the execution of the Bill of Sale for Connerton West Community Development District.

- B. District Engineer
Not present.

Mr. Brizendine gave the Board an update on the water fountain for the dog park. He stated that Mr. Rogers is working with the County to finalize it.

Mr. Gibbons gave the Board an update on the Parcel 211 soccer field. He stated that he had a meeting today with Mr. Brown and ValleyCrest and the turf is still not ready. He stated that it needs to be re-sodded in certain areas and ValleyCrest has agreed to do this. Discussion ensued regarding the use of cleats tearing up the soccer field. Mr. Brown stated that he and Mr. Brizendine discussed rotating the goals on a monthly basis to prevent certain areas from getting worn out. Mr. Cook suggested that Amy from the HOA do an email blast to the residents regarding the re-sodding and staying off of it.

Mr. Brizendine stated that Amy has received some resident requests for a trash can at the dog park. Mr. Gibbons stated that there is already a trash can in the dog park. Mr. Brown stated that a trash can is needed at the soccer field.

C. District Manager

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

Mr. Brizendine stated that he received a proposal from Land Assessment Services for groundwater testing. Discussion ensued.

On a Motion by Mr. Jones, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors accepted the proposal from Land Assessment Services for ground water testing for Connerton West Community Development District.

Mr. Brizendine stated that he received a letter from a resident who claims that his dog got sick after Cardno Entrix was on property spraying the pond near his residence. Mr. Brizendine stated that he contacted Mr. Ponds who gave him the MSES labels which he emailed to the resident to provide to the veterinarian. Mr. Brizendine informed the Board that the resident's dog is okay now but the resident is requesting to be reimbursed for his veterinarian bill. He stated that he had a conversation with both Chuck and Eva regarding the issue and they indicated that they have never heard of the pond treatments affecting a dog or any other animal. Mr. Brizendine stated that Mr. Ponds indicated that if the Board wants Cardno to reimburse the resident they would but they don't think that it is something that they caused. Discussion ensued regarding the blood testing. Mr. Jones suggested that the Board request a copy of the blood work to submit to the herbicide company to see if there are any chemicals in the blood work that match up to the chemicals that they used. Discussion ensued. The Board directed Mr. Brizendine to contact the resident regarding the request for the blood work.

TWELFTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Mr. Brizendine asked if there were any audience comments. There were none.

Mr. Brizendine asked if there were any Supervisor requests. Mr. Dombrowski stated that he would have to call in to the meeting on August 4th as he will be out of town.

THIRTEENTH 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. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors adjourned the meeting at 5:20 p.m. for Connerton West Community Development District.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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Assistant Secretary



Chairman / ~~Vice Chairman~~