
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, August 4, 2014 at 4:05 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.
Kristin Suit	District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A.
Tyree Brown	Operations Manager, Rizzetta & Company, Inc.

**Representatives from Cardinal Landscaping, Complete
Landcare and Landscape Maintenance Professionals**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order and read the roll call.

Mr. Brizendine stated that the agenda was revised to include a discussion regarding the holiday lighting.

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 a Board Supervisor
Replacement**

Mr. Brizendine stated that Mr. Carroll submitted a resignation letter at the landscape committee meeting as he was moving out of the community.

He stated that the Board accepted his resignation at their meeting on July 21st. Mr. Brisendine stated that the term for the vacant seat expires in November. He specified that it is up to the Board if they wish to appoint someone for the abbreviated point of time or leave the seat vacant until the new term starts. Mr. Gibbons suggested that they reach out to the community and solicit interest for the vacant seat. A brief discussion ensued. Mr. Brizendine stated that he would contact Amy with the HOA regarding sending an email blast to the community.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for June 2014

Discussion ensued regarding various invoices and the services they represent.

<p>On a Motion by Mr. Cook, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June 2014 (\$76,585.89) as presented for Connerton West Community Development District.</p>
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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 conference call with the developer and the underwriter after the last meeting. Mr. Van Wyk stated that they are still moving forward but they would like to wait a few months to decide which part of the development they are going to start with.

SIXTH ORDER OF BUSINESS

Discussion Regarding Holiday Lighting

Mr. Brizendine stated that he received an email from Tim Gay at Illuminations Holiday Lighting to see if the Board wanted to do the same program as they did last year for the holiday lights. He stated that the budget for holiday decorations was increased to \$10,000 for next fiscal year. Mr. Cook gave the Board some history and background on the holiday decorations and his talks with Mr. Gay. Discussion ensued regarding going out to bid for the holiday lighting. Mr. Jones suggested sending an email blast to the residents requesting their feedback regarding the holiday decorations for the community. Mr. Brizendine stated that he would follow-up on this. He stated that he would like to have proposals for the Board at their next meeting. Mr. Cook stated that he would work with Mr. Brizendine.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Maintenance Services (tabled from last meeting)

Mr. Brizendine stated that the standard set of questions had been distributed to the top three proposers and their responses were distributed for the Board's review. He stated that representatives from the top three firms were present at today's meeting to answer any further questions. Mr. Van Wyk stated that the proposals would need to be ranked at today's meeting. He clarified that the Board would be ranking them per the evaluation criteria that was included in the bid package.

The representatives from Complete Landcare, Cardinal Landscaping, and LMP introduced themselves to the Board. The landscape maintenance representatives entertained questions from the Board members. They also gave the Board their ideas for improving the landscaping in the community. Complete Landcare presented an evaluation report. Discussion ensued.

The Board ranked the top three landscape maintenance proposals per the evaluation criteria as follows:

1. Cardinal Landscaping Services of Tampa, Inc.
2. Landscape Maintenance Professionals, Inc.
3. Complete Landcare, Inc.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors ranked Cardinal Landscaping #1, Landscape Maintenance Professionals #2, Complete Landcare #3, and authorized District staff to enter into contract negotiations with the number one ranked proposer, Cardinal Landscaping for Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2014/2015
Final Operating Budget**

Mr. Brizendine asked for a motion to open the public hearing.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors opened the Public Hearing on Fiscal Year 2014/2015 Final Operating Budget for Connerton West Community Development District.

Mr. Brizendine confirmed for the record that the public hearing was duly advertised in a local newspaper. He stated that there were no members of the general public present.

Mr. Brizendine presented and reviewed the fiscal year 2014/2015 final budget. He stated that the total amount had not changed from the proposed budget that was approved in June. Mr. Brizendine stated that Ms. Suit updated the actuals through June and he had to make some minor adjustments on a few lines of the budget. He reviewed the changes with the Board. Discussion ensued regarding the excess revenue and possibly decreasing the budget. The Board decided to leave the assessments as proposed. A brief discussion ensued regarding landscape enhancements.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors closed the Public Hearing on Fiscal Year 2014/2015 Final Operating Budget for Connerton West Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2014-07,
Adopting Fiscal Year 2014/2015 Final
Budget**

Mr. Brizendine presented and reviewed Resolution 2014-07, Adopting Fiscal Year 2014/2015 Final Budget.

On a Motion by Mr. Gibbons, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved Resolution 2014-07, Adopting Fiscal Year 2014/2015 Final Budget (\$1,191.67) for Connerton West Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-08,
Imposing Special Assessments and
Certifying an Assessment Roll**

Mr. Brizendine presented Resolution 2014-08, Imposing Special Assessments and Certifying an Assessment Roll. Mr. Van Wyk reviewed the terms of the off-roll billing.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved Resolution 2014-08, Imposing Special Assessments and Certifying an Assessment Roll for Connerton West Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Cardno Entrix's
Proposal for Village 2, Phase 3A
Maintenance/Lake Management
Extension**

Mr. Brizendine presented and reviewed the proposal from Cardno Entrix for Village 2, Phase 3A Maintenance/Lake Management Extension. He stated that the agreement was expiring soon and Cardno Entrix was asking if the Board would like to extend it at the same cost. Mr. Brizendine entertained the Board members' questions. He stated that the cost would continue to be \$975.00 a month with no change in services.

On a Motion by Mr. Jones, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors approved Cardno Entrix's Proposal for Village 2, Phase 3A Maintenance/Lake Management Extension for Connerton West Community Development District.

Discussion ensued regarding the condition of the pond behind Lagerfeld in Village 1 and adding carp to help control the algae. Mr. Brown stated that he could draft an action plan for the carp introduction. Mr. Brizendine stated that Cardno Entrix will place the carp in the pond at no cost to the District. He specified that there might be a cost for a permit.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$1,000 for the placement of carp in pond 1100 for Connerton West Community Development District.

TWELFTH 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 the form of easement has been approved and the Chairman will execute it once the details have been worked out. Mr. Van Wyk entertained the Board members' questions.

Mr. Van Wyk requested a copy of the fully executed lease agreement with the HOA.

B. District Engineer

Not present.

Mr. Brizendine stated that he spoke to Mr. Rogers prior to the meeting. He stated that Mr. Rogers is working on the permit for the drainage improvements in Garden Party Park.

C. District Manager

Ms. Suit stated that Mr. Rogers investigated a flooding concern in Parcel 210. She stated that it was discovered that storm structure 242 had approximately 12" of sand sediment in the bottom of it. Ms. Suit reviewed District engineer's suggestion for cleaning out the storm structure. She stated that she contacted BioMass Tech who submitted a proposal in the amount of \$15,450. Ms. Suit reviewed the proposal for the Board. Discussion ensued. Ms. Suit and Mr. Brizendine entertained the Board members' questions.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the proposal from BioMass for the cleanout of stormwater structure 242 in Parcel 210 (\$15,450) for Connerton West Community Development District.

Mr. Brizendine asked the Board if they would be comfortable giving the Chairman authority to approve any repairs to the stormwater structure after it has been inspected.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors authorized District Chairman to approve repairs to stormwater structure 242 if it is found necessary for Connerton West Community Development District.

Mr. Brown asked when the Board would like the new landscape contractor to start. Mr. Brizendine stated that the current contract runs through the end of October. He stated that there is a 30-day termination clause included in the contract. Discussion ensued.

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the 30-day termination of K. Johnson Landscaping's contract subject to Cardinal Landscaping being able to start on September 1, 2014 for Connerton West Community Development District.

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

Mr. Brizendine stated that the next meeting is scheduled for September 4, 2014 at 4:00 p.m.

THIRTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience members present.

Mr. Brizendine asked if there were any Supervisor requests. Mr. Jones thanked Mr. Brown for all of his work on the landscape maintenance RFP.

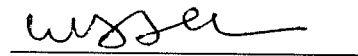
FOURTEENTH ORDER OF BUSINESS

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. Gibbons, 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~~