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2 **MINUTES OF MEETING**

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4 *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*  
5 *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*  
6 *be based.*  
7

8 **CONNERTON WEST**  
9 **COMMUNITY DEVELOPMENT DISTRICT**

10  
11 The regular meeting of the Board of Supervisors of Connerton West Community  
12 Development District was held on **Monday, September 8, 2014 at 4:00 p.m.** at Club Connerton,  
13 located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638.  
14

15 Present and constituting a quorum:

16  
17 Stewart Gibbons **Board Supervisor, Chairman**  
18 Dale "Chip" Jones **Board Supervisor, Vice Chairman**  
19 Randy Cook **Board Supervisor, Assistant Secretary**  
20 Richard Dombrowski **Board Supervisor, Assistant Secretary**  
21

22 Also present were:

23  
24 Scott Brizendine **District Manager, Rizzetta & Company, Inc.**  
25 Kristin Suit **District Manager, Rizzetta & Company, Inc.**  
26 Roy Van Wyk **District Counsel, Hopping Green & Sams, P.A.**  
27 Alyssa Cameron **District Counsel, Hopping, Green & Sams, P.A.**  
28 Ed Rogers **District Rogers, District Engineer, Heidt Design**  
29 *(joined the meeting in progress)*  
30 Mike Mantei **Representative, Cardinal Landscaping**  
31 Mark Mantei **Representative, Cardinal Landscaping**  
32 Jeff Mantei **Representative, Cardinal Landscaping**  
33

34 Audience  
35

36 **FIRST ORDER OF BUSINESS**

**Call to Order**

37  
38 Mr. Brizendine called the meeting to order and read the roll call.  
39

40 **SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

41  
42 Mr. Brizendine asked if there were any comments on agenda items. There were none.  
43

44 Mike Mantei gave the Board an update on the landscape maintenance walk-thru and  
45 presented a landscape design plan for entrance enhancements at Pleasant Plains Parkway.  
46

47 *(Mr. Rogers joined the meeting in progress)*

48 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of  
Supervisors' Special Meeting held on July  
21, 2014**

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51  
52 Mr. Brizendine asked if there were any changes to the minutes. There were none.  
53

On a Motion by Mr. Dombrowski, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' special meeting held on July 21, 2014 as presented for Connerton West Community Development District.

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55 **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of  
Supervisors' Meeting held on August 4,  
2014**

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58 Mr. Brizendine asked if there were any changes to the minutes. There were none.  
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On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 4, 2014 as presented for Connerton West Community Development District.

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62 **FIFTH ORDER OF BUSINESS**

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

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65 Discussion ensued regarding various invoices and the services they represent.  
66

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July 2014 (\$101,407.73) as presented for Connerton West Community Development District.

67  
68 **SIXTH ORDER OF BUSINESS**

**Consideration of a Board Supervisor  
Replacement**

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70  
71 Mr. Brizendine presented and reviewed the resumes received for the open seat on the  
72 Board. He stated that the term for the vacant seat will be expiring in November. The Board heard  
73 introductions from those persons present interested in the open seat. Discussion ensued.  
74

75 Mr. Jones nominated Bryan Gifford and Mr. Cook seconded. Mr. Dombrowski  
76 nominated Andrew Mullins. Mr. Cook nominated Terry Silberger. Discussion ensued.  
77

On a Motion by Mr. Jones, seconded by Mr. Cook, with three in favor and one opposed (Mr. Dombrowski), the Board of Supervisors appointed Bryan Gifford to vacant seat #4 of the Board of Supervisors of the Connerton West Community Development District.

79 **SEVENTH ORDER OF BUSINESS** Administration of Oath of Office

80  
81 This item was tabled as Mr. Gifford left the meeting before the appointment was made.

82  
83 **EIGHTH ORDER OF BUSINESS** Review of Form 1 and Sunshine Law  
84 Requirements

85  
86 This item was tabled as Mr. Gifford left the meeting before the appointment was made.

87  
88 **NINTH ORDER OF BUSINESS** Consideration of Resolution 2014-09,  
89 Setting the Meeting Schedule for Fiscal  
90 Year 2014/2015

91  
92 Mr. Brizendine presented and reviewed Resolution 2014-09, Setting the Meeting  
93 Schedule for Fiscal Year 2014/2015. He stated that the Board currently meets on the first  
94 Monday of the month at 4:00 p.m. The Board decided to keep the same schedule for next fiscal  
95 year and meet on the second Monday in September due to the Labor Day Holiday.

96  
On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved Resolution 2014-09, Setting the meeting Schedule for Fiscal Year 2014/2015 as presented for Connerton West Community Development District.

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98 **TENTH ORDER OF BUSINESS** Consideration of Proposals for Holiday  
99 Lighting

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101 Mr. Cook presented and reviewed the proposals for holiday lighting from Decorating  
102 Elves, Illuminations Holiday Lighting, and Miami Christmas Lights. He reviewed the areas that  
103 would be lit based on the proposals. Mr. Cook reviewed the proposal from Himes Electric for  
104 new electrical services in the amount of \$7,061. He stated that this amount may be reduced if  
105 there are some electrical sleeves in place that could be used. Discussion ensued.

106  
On a Motion by Mr. Dombrowski, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Illuminations Holiday Lights' proposal for Holiday Lights (\$10,000) and Himes Electric's proposal for Electrical Services (subject to seeing if there are existing electrical sleeves available for holiday light use) for Connerton West Community Development District.

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108 **ELEVENTH ORDER OF BUSINESS** Discussion Regarding Village 2 Tree  
109 Evaluation

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111 Discussion ensued regarding Village 2 tree evaluation. The Board directed District staff  
112 to review the original contract warranty for the tree installation.

113  
114 **TWELFTH ORDER OF BUSINESS** Consideration of Proposals for Tree  
115 Replacement

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 117         Mr. Brizendine presented the proposals from Arbor Tech in the amount of \$113,741.00  
 118 and Aventura Nursery & Landscape in the amount of \$188,281.17. The Board decided to table  
 119 the proposals for further review of the original installation warranty.  
 120

121         **THIRTEENTH ORDER OF BUSINESS**                     **Consideration of Cardinal Landscaping’s**  
 122   **Community Landscape Plan**  
 123

124         This item was addressed at the start of the meeting. The Board of Supervisors requested  
 125 that Cardinal bring back a schedule and designs consistent with budgeted amounts.  
 126

127         **FOURTEENTH ORDER OF BUSINESS**                     **Consideration of Contract for**  
 128   **Professional Landscape Maintenance**  
 129   **Inspection Services**  
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131         Mr. Brizendine presented and reviewed Rizzetta & Company’s contract for Professional  
 132 Landscape Maintenance Inspection Services. He reviewed the services that would be provided  
 133 under the contract.  
 134

<p>On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved Rizzetta &amp; Company’s Contract for Professional Landscape Maintenance Inspection Services as presented West Community Development District.</p>
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 136         **FIFTEENTH ORDER OF BUSINESS**                     **Ratification of Revised Personnel Lease**  
 137   **Agreement**  
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139         Mr. Brizendine presented and reviewed the revised Personnel Lease Agreement. There  
 140 were no questions.  
 141

<p>On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors ratified the Revised Personnel Lease Agreement as presented West Community Development District.</p>
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 143         **SIXTEENTH ORDER OF BUSINESS**                     **Staff Reports**  
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145         A.     District Counsel  
 146                 Mr. Van Wyk gave the Board an update on the easement request from Pasco  
 147 County. He stated that the easement has been executed.  
 148

149                 Mr. Van Wyk stated that Parcel 213 infrastructure is ready to move forward and the  
 150 developer has requested the Board to issue another bond. He stated that an RFP  
 151 package for construction would be sent to the bidders. Mr. Rogers reviewed the  
 152 Parcel 213 construction. He stated that that Parcel 213 has been designed and  
 153 permitted for 174 lots and approvals are still in place.

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154 Mr. Rogers stated that the advertisement for the RFP will run next week. He stated  
155 that Parcel 212's plans need to be modified first.  
156

On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors authorized District staff to proceed with the RFP for Construction for Parcel 213 for Connerton West Community Development District.

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158 B. District Engineer  
159 No report.

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161 C. District Manager  
162 Mr. Brizendine reviewed the financial status report for the month of July.

163  
164 Mr. Brizendine stated that the soccer goals have been chained up and Cardinal  
165 Landscaping starts on September 15<sup>th</sup>.

166  
167 Ms. Suit stated that that there were some stormwater repairs needed at block #16  
168 between lots #16 and #17.  
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On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors authorized the stormwater repairs at block 16 between lots #16 and #17 for Connerton West Community Development District.

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171 Discussion ensued regarding a not-to-exceed cost for the stormwater repairs.  
172

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved a not-to-exceed cost of \$15,000 for the stormwater repairs between lot #16 and lot #17 for Connerton West Community Development District.

173  
174 Ms. Suit stated that the Chairman approved Parcel 210 repairs as discussed at the  
175 previous meeting in the amount of \$18,700. She asked the Board for a motion to  
176 ratify Mr. Gibbons' approval of the repairs.  
177

On a Motion by Mr. Jones, seconded by Mr. Cook, with all in favor, the Board of Supervisors ratified Mr. Gibbons' approval of the Parcel 210 repairs (\$18,700) Connerton West Community Development District.

178  
179 Ms. Suit stated that Mr. Brizendine approved a minor curb inlet structure repair  
180 needed near the school. She asked the Board for a motion to ratify Mr. Brizendine's  
181 approval of the proposal for the repair.

On a Motion by Mr. Jones, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors ratified Mr. Brizendine's approval of the proposal for the curb inlet structure repair near the school (\$2,500) for Connerton West Community Development District.

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**SEVENTEENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

There were no audience member comments or Supervisor requests.

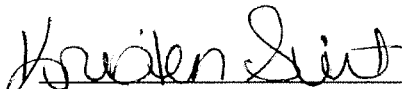
**EIGHTEENTH ORDER OF BUSINESS**

**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. Cook, with all in favor, the Board of Supervisors adjourned the meeting at 6:40 p.m. for Connerton West Community Development District.

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Assistant Secretary

  
Chairman / ~~Vice Chairman~~

