

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, December 7, 2015 at 4:03 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Randy Cook	Board Supervisor, Vice Chairman
Peter Rundel	Board Supervisor, Assistant Secretary
Richard Dombrowski	Board Supervisor, Assistant Secretary
Bryan Gifford	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A.
Lara Bartholomew	District Engineer, Heidt Design
Tyree Brown	Operations Manager, Rizzetta & Company, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on November 2, 2015

<p>On a Motion by Mr. Dombrowski, seconded by Mr. Gifford, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on November 2, 2015, for Connerton West Community Development District.</p>

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for August & October 2015

The Board members requested staff to obtain an update from Jerry's Nuisance Animal Trapper regarding an update to the number of animals trapped.

On a Motion by Mr. Rundel, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for October 2015 (\$100,889.77) for Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Monthly Landscape Maintenance Update

Mr. Brown provided an overview of the monthly field inspection report for the Board. The Board requested that staff check into the landscape lights that used to be around the fountain and inside the fountain. They also requested staff inquire as to the status of the non-used flag pole, and the associated lighting for it.

Mr. Brown also addressed issues related to the photos and comments from Supervisor Rundel regarding the conditions in Magnolia Park and surrounding areas. The Board members discussed the need for renovation and improvements in this area of the District. The Board requested that Valleycrest bring back to the Board some options to improve the hardscape of the area. Two proposals were presented from Valleycrest for landscape improvements. The first proposed the addition of 318 3-gallon plants for a cost of \$6,034.15, and the second was for 260 yards of mulch for \$11,050. The Board delayed a decision on the plants pending potential hardscape improvements, but moved forward with the mulch installation.

On a Motion by Mr. Dombrowski, seconded by Mr. Rundell, with all in favor, the Board of Supervisors approved a mulch installation proposal from Valleycrest for \$11,050, for Connerton West Community Development District.

Mr. Brown requested the Board consider if they wanted to replace the current annuals with ones that would have holiday colors for the upcoming holiday season. Based on the cost associated with the most recent annuals installation, the Board approved replacing the annuals for \$8,750.

On a Motion by Mr. Cook, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved a proposal from Valleycrest for winter annuals installation for \$8,750, for Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of the Acceptance of Payment
for Delinquent Series 2006 Assessments**

Mr. Van Wyk addressed the Board and explained the purpose of the ratification of the acceptance of payment of delinquencies to bring the existing 2006 Bonds current.

He explained that the acceptance of payment letter directs the Trustee to accept all payments due and that it contains a one-time waiver of the acceleration clause. He also explained that it was not necessary to re-fill the reserve account and that the Trustee was authorized to do what is necessary to keep the bonds in a current state.

On a Motion by Mr. Cook, seconded by Mr. Rundell, with all in favor, the Board of Supervisors authorized the acceptance of the directive letters' terms and conditions, for Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding the Payment and
Collection of Series 2004 Assessments on
Townhome Parcels**

Mr. Van Wyk provided the Board with an update of the status of the parcels associated with the McDonalds Restaurant construction and the 42 proposed townhomes to be constructed in the remaining parcels. He explained how this would result in a restructuring of the debt service and operation and maintenance assessments for some parcels.

EIGHTH ORDER OF BUSINESS

**Wetland Conservation Easement
Assessment Report**

Mr. Cox presented the report submitted by Wildlands Conservation, Inc. for Connerton Village Phase Two Wetland Conservation Easements Semi-Annual Assessment Report – Summer 2015.

On a Motion by Mr. Dombrowski, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved the acceptance and filing of the Wildlands Conservation, Inc. report for Connerton Village Phase Two Wetland Conservation Easements Semi-Annual Assessment Report – Summer 2015, for Connerton West Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Wall Painting and
Repair Proposals**

Mr. Cox presented proposals for the painting and repair of walls and wall caps in several locations throughout the District that totaled \$9,425. The Board discussed and approved the proposals.

On a Motion by Mr. Rundel, seconded by Mr. Cook, with all in favor, the Board of Supervisors approved wall painting and repair proposals from T & R Painting Specialist, Inc. totaling \$9,425, for Connerton West Community Development District.

TENTH ORDER OF BUSINESS

Establish Audit Committee and Set Audit Committee Meeting Date and Time

On a Motion by Mr. Gifford, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors established the full CDD Board of Supervisors as the Audit Committee, and set the first meeting for January 4, 2015, for Connerton West Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Ms. Bartholomew provided an update of the status of the Garden Party Drive park project completion, and indicated that the final invoice has been submitted. She also provided updates regarding Parcel 212 and 213. She noted that the replat public hearing for parcel 211 would be during the January 2016 CDD meeting.

C. District Manager

Mr. Cox reminded the Board that the next meeting is scheduled for January 4, 2015 at 4:00 p.m. He also informed the Board of questions he had been receiving regarding the lack of holiday decorations on some of the gated entrances, and that this was an HOA issue to address.

TWELFTH ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors adjourned the meeting at 5:42 p.m., for Connerton West Community Development District.


Assistant Secretary


Chairman / Vice Chairman