
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, July 11, 2016 at 4:03 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Richard Dombrowski	Board Supervisor, Vice-Chairman
Ryan Becwar	Board Supervisor, Assistant Secretary
Peter Rundel	Board Supervisor, Assistant Secretary
Bryan Gifford	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A.
Lara Bartholomew	District Engineer, Heidt Design (via phone)
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

Mr. John Swope expressed concerns about the landscaping area around Gardenia Glen. He noted that there were dead plants and weeds along the fence line of Pleasant Plains Parkway.

Mr. Joe Cammarota requested status of The Gardens signage. Ms. Bartholomew stated that there is a meeting of the Board of County Commissioners on August 9, 2016 scheduled to consider requests associated with the install of the sign. Mr. Cammarota also suggested that some sort of gesture be considered to give thanks to police officers for their service.

Mr. Mike Plude inquired about the location of the public hearing for the final budget adoption. He suggested that notification through the community email blast be provided to inform the residents.

Mr. Patrick Storer presented the Board with landscape questions and advised that the builder lots needed mowing. Mr. Storer also expressed concerns about speeding in the

community and suggested to the Board obtaining solar powered speed signs. He also advised the Board that the landscaping at The Gardens needs work.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on June 6, 2016

Amendments were made to the meeting minutes to add the location of the Final Budget meeting.

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors approved, as amended, the minutes of the Board of Supervisors' Meeting held on June 6, 2016, for Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May 2016

On a Motion by Mr. Gifford, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors ratified the payment of the May 2016 Operations and Maintenance expenditures totaling \$137,787.84, for Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Brightview Contract Addendum

Mr. Cox presented the Board with the Contract Addendum and noted that the Board had previously approved the addendum and decided on moving forward with the next year of the contract and that this presentation was to execute the contract itself.

On a Motion by Mr. Dombrowski, seconded by Mr. Becwar, with all in favor, the Board of Supervisors approved the Brightview Landscape Contract Addendum, for Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Assignment of Street Light Contracts of Parcel 213

Mr. Roy Van Wyk and Ms. Bartholomew explained the purpose of the assignment contract. Ms. Bartholomew advised the locations of the streetlights where Lennar is building and that this will be the process for each parcel provided to the district.

On a Motion by Mr. Gifford, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved the contract to assign the Parcel 213 Streetlights, for Connerton West Community Development District.

Ms. Bartholomew explained that the Parcel 212 streetlights would be assigned in the Fall timeframe at which point there will be another agreement supplied and it will include

maintaining the underdrain, the sidewalks as well as the street trees.

SEVENTH ORDER OF BUSINESS

Consideration of the Mortenson Agreement Use Permit

Mr. Roy Van Wyk explained that the District needs to amend the water use permit and use MCI to perform the task. He explained that there will be a fifty percent split between the community and the developer for the amount totaling \$15,000.

Mr. Becwar inquired as to what triggers the requirement to redo the permit. Mr. Van Wyk explained that it is Parcel 212 that drives this requirement.

On a Motion by Mr. Dombrowski, seconded by Mr. Gifford, with all in favor, the Board of Supervisors approved the Mortenson Agreement Use Permit, for Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of the Monthly Field Inspection Report

Mr. Cox presented the monthly report. Mr. Roy Harris of Brightview discussed the completed projects.

Mr. Cox reviewed the invoices for contracted work and confirmed that the work had been completed. Mr. Harris advised that Brightview was currently waiting for a Ballenger work authorization to be signed off. Mr. Cox advised that the authorization has been signed so that the work can commence.

Mr. Gifford commented that he would like to see a landscape project worksheet developed. Mr. Cox advised that a tracking worksheet is being developed.

NINTH ORDER OF BUSINESS

Discussion Regarding Pond Policies and Alligator Trapping

Mr. Cox and the Board discussed the current policies for alligator trapping as well as the current pond use policies.

The Board requested that language be added to the policy that requested those furnished with fishing permits to be courteous and not fish behind other's houses. The Board also suggested creating a map of the ponds and identifying which ones have no fishing signs. They also discussed fishing permits furnished by the HOA and what the rules were in regards to the use of the permits. The Board Members also discussed parking issues for residents while fishing in the ponds.

Mr. Van Wyk also proposed language for service animals to be brought back into the policies and to be reviewed in the next meeting.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Van Wyk discussed the refinancing of the 2015 Bonds and advised the Board that he needed to update the disclosure requirements and the Notice of Lien.

On a Motion by Mr. Becwar, seconded by Mr. Rundel, with all in favor, the Board of Supervisors approved the Notice of Lien, for Connerton West Community Development District.

Mr. Van Wyk also advised that Parcels 212 & 213 will be transferred over to the County once they are complete.

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors ratified Staff action to execute the Bill of Sales of Parcels 212 & 213, for Connerton West Community Development District.

B. District Engineer

Ms. Bartholomew advised the Board that the investigation of the Westerland roadway depression is still underway along with the pond bank erosion repair. She also advised that she will provide an update as soon as they are complete.

C. District Manager

Mr. Cox reminded the Board that the next meeting is scheduled for August 1, 2016 at 4:00 p.m.

Mr. Cox presented the monthly financial report to the Board and explained that these are the unaudited financials for the month of May 2016.

TWELFTH ORDER OF BUSINESS

Audience Comments

Mr. Cammarota discussed the pond bank wash-out and slope issue on his pond.

Mr. Plude discussed the mowing pattern and that it was too close to the ground by the downslope of the ponds.

Mr. Storer inquired about getting the crosswalk painted at the entrance of the Gardens.

Ms. Lordes Swope asked if the CDD required the developers to put up fences at the homes across the way from the clubhouse.

Mr. Cammarota also commented that the sidewalk on Jasmine Avenue has a deep depression in it.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Rundel requested if there are any plans to renovate the round-a-bout on Windsome Way.

Mr. Becwar requested if there were going to be any wildlife warning signs posted on the lakes.

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 5:22 p.m., for Connerton West Community Development District.


Assistant Secretary


Chairman ~~Vice Chairman~~