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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 1, 2016 at 4:07 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Stewart Gibbons	<b>Board Supervisor, Chairman</b>
Peter Rundel	<b>Board Supervisor, Assistant Secretary</b>
Bryan Gifford	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager, Rizzetta &amp; Company</b>
Roy Van Wyk	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Lara Bartholomew	<b>District Engineer, Heidt Design (via phone)</b>
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. Gary Allenbaugh provided the Board with positive comments regarding the Club House facility. He raised concerns about how the ponds were selected that currently were designated as No-Fishing ponds. Also, he had comments about the Lennar Homes areas where dirt was on the streets and the drain barriers are still in place.

Ms. Angela Champion asked for information about the homes with common areas next to the residents that were being conveyed to the homeowners. She expressed concerns about the nails in the streets in the Lennar Homes area.

Mr. Joe Cammarota expressed concerns about the Westbay Lot #11 and work underway to fill a hole there. Mr. Gibbons provided information regarding the work Westbay was doing to fill the hole there.

Mr. Patrick Storer requested information regarding the Gardens signage. He asked if the landscape could be improved by adding color and requested that the Board consider installing a fountain in the park.

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Mr. Mike Plude suggested that an email blast be considered to announce the Public Hearing for the Final Budget Adoption Meeting. Also, he was concerned that the minutes did not accurately reflect what he said at the last meeting, as well as, he expressed that the mowing schedule was taking too long between each mowing.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on July 11, 2016**

On a Motion by Mr. Rundel, seconded by Mr. Gifford, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on July 11, 2016, for the Connerton West Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for June 2016**

On a Motion by Mr. Gifford, seconded by Mr. Rundel, with all in favor, the Board of Supervisors ratified the payment of the June 2016 Operations and Maintenance expenditures totaling \$90,167.38, for the Connerton West Community Development District.

**FIFTH ORDER OF BUSINESS**

**Monthly Landscape Update**

Mr. Cox presented the Monthly Inspection Report and Mr. Roy Harris provided an update of the work that had been underway since the last meeting. He noted that Bermuda sod was installed at Jasmine Abbey Park versus the St. Augustine that was approved. He indicated that Brightview would maintain the sod and replace it with St. Augustine if it fails.

There was discussion regarding whether the HOA or the CDD was responsible for the landscaped areas outside the walls along both Pleasant Plains Parkway and Blue Mist Parkway. It was later determined during the meeting that it was HOA maintained property.

**SIXTH ORDER OF BUSINESS**

**Discussion Regarding Pond Policies**

The Board tabled this topic to the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Van Wyk explained that he had two items to present to the Board for their consideration.

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**EIGHTH ORDER OF BUSINESS**

**Consideration of Transfer of Operation  
Permit for Storm Water Pond**

Mr. Van Wyk presented the Transfer of Operation Permit for Storm Water Pond documents and requested Board approval.

On a Motion by Mr. Rundel, seconded by Mr. Gifford, with all in favor, the Board of Supervisors approved the Transfer of Operation Permit for Storm Water Pond and authorized the Chairman to execute the document for the Connerton West Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Right-of-Way Lease  
Agreement**

Mr. Van Wyk presented the Right-of-Way Lease Agreement and requested Board approval.

On a Motion by Mr. Gifford, seconded by Mr. Rundel, with all in favor, the Board of Supervisors approved the Right-of-Way Lease Agreement and authorized the Chairman to execute the document for the Connerton West Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports (continued)**

**A. District Engineer**

Ms. Bartholomew provided the Board with an update of status of the Gardens signage and that an August 9, 2016 BOCC meeting was scheduled to consider the approval of the vacating of the property to put the sign on.

She also addressed the status of erosion repair work on Pearl Crescent Court and Wonderment Way and discussed the crosswalk on Pleasant Plain.

She explained that the County is aware of the dip in the road on Westerland Drive.

**B. District Manager**

Mr. Cox reminded the Board that the next meeting is scheduled for September 12, 2016 at 4:00 p.m. He also reminded the Board that that public hearing for the final budget adoption would be held at that meeting.

Mr. Cox presented the June 2016 monthly financial report to the Board. The Board members discussed the issue of the Pasco County Sheriff's Office doubling up the off-duty deputies and wanted to discuss at the next meeting if the HOA should consider paying half the cost.

Mr. Cox explained that there are three Administrative Resolutions to consider to re-designate certain officers of the Board.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-05,  
Redesignation of the District Secretary**

On a Motion by Mr. Gifford, seconded by Mr. Rundel, with all in favor, the Board adopted Resolution 2016-05, Redesignating Eric Dailey as Secretary, for the Connerton West Community Development District.

**TWELVETH ORDER OF BUSINESS**

**Consideration of Resolution 2016-06,  
Redesignation of the District Treasurer**

On a Motion by Mr. Rundel, seconded by Mr. Gifford, with all in favor, the Board adopted Resolution 2016-06, Redesignating Joe Kennedy as Treasurer, for the Connerton West Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-07,  
Redesignation of the District Assistant  
Treasurer**

On a Motion by Mr. Gifford, seconded by Mr. Rundel, with all in favor, the Board adopted Resolution 2016-07, Redesignating Shawn Wildermuth as Assistant Treasurer, for the Connerton West Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Allenbaugh had additional comments regarding the fishing policies. He also expressed concerns regarding the new McDonald's restaurant traffic patterns.

Ms. Champion expressed her concerns that U-turns were a traffic hazard.

Mr. Cammarota suggested signage be put up to thank the police officers.

Mr. Plude discussed the need to revisit the flag pole maintenance.

Mr. Storer addressed the Board on a variety of maintenance concerns.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Gifford requested that staff (Stan) take some time to check out the status of the lights at the gazebos.

Mr. Rundel complained that he has reported damages to drip lines in Magnolia Park several times via email.

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SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Gifford, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors adjourned the meeting at 5:45 p.m., for the Connerton West Community Development District.

  
Assistant Secretary

  
Chairman / ~~Vice Chairman~~