
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, September 12, 2016, 4:00 p.m.** at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

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

Also present were:

Greg Cox	Regional District Manager, Rizzetta & Company
Matt Huber	Regional 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. Joe Cammarota expressed several concerns regarding; the lawn schedule taking too long between cuttings around the lakes, the grass cutting length is not correct, the painters are dumping paint into the waste bin causing paint trails on the road, and the pond behind his home appears to be blocked. He indicated that he has requested that the Engineer check the pond and its structure. Mr. Cammarota's concern regarding the Garden Sign status was addressed later at this meeting.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on August 1, 2016

Mr. Cox presented the meeting minutes of the Board of Supervisors' meeting held on August 1, 2016.

<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 August 1, 2016, for the Connerton West Community Development District.</p>

FOURTH ORDER OF BUSINESS

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

Mr. Cox presented the Operations and Maintenance expenditures for the month of July 2016.

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors approved to ratify the payment of the July 2016 Operations and Maintenance expenditures totaling \$147,233.02, for the Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Monthly Landscape Update

Mr. Cox presented the monthly landscaping inspection report and introduced Mr. Roy Harris of Brightview. Mr. Harris provided an update of the work that had been underway since the last meeting. He noted that the sod installation at Westland and Pleasant Plains Parkway was completed and that 90% of the irrigation work was complete.

Mr. Harris noted that the Palm trees are being serviced and should be completed on the Boulevard if weather permits. He noted that the annual beds are being reviewed to determine if the irrigation systems need to be modified if perennials are being installed versus annuals.

Mr. Rundel expressed his concerns regarding the status of the landscaping work at Magnolia Park. Mr. Harris provided an update and indicated work was still needed. He noted that the irrigation work there had been completed.

Ms. Huff, with Ballenger Irrigation, discussed the status of the various irrigation work projects on-going.

Mr. Rundel discussed his discontent regarding some of the trees on Connerton Boulevard that had been blown over and how they appeared overwatered or under fertilized. Mr. Harris explained that they had been re-staked and that sometimes newly planted trees sometimes look this way until they get established.

Mr. Cox presented a proposal received to upgrade the area around 8808 Bonica Place and the area behind the wall at Rose Pointe. The proposal amount of \$4,187.39 included debris removal, a dead cypress tree removal, planting both new cypress trees (2) and 56 wax myrtles. Mr. Harris explained that the property at this area was saturated and that this had contributed to the state of the trees there at that time. He noted that Magnolia trees would not do well in that area. The Board tabled this topic until such time as the financial status of the District could be determined at the end of the fiscal year.

SIXTH ORDER OF BUSINESS

**Public Hearing on Adopting of Fiscal
Year 2016-2017 Budget**

Mr. Cox opened the discussion regarding the process for adopting the final budget. Mr. Van Wyk explained that there would be two public hearings in the process today. He verified with Mr. Cox that the public hearings were properly noticed and that appropriate mail-outs had

occurred to notify the residents of the potential increase in the assessment levels. Mr. Cox reviewed the previously approved proposed budget for Fiscal Year 2016-2017 with the Board and the Audience and requested a motion from the Board to open the public hearing so comments could be received from those attending.

On a Motion by Mr. Gifford, seconded by Mr. Rundel, with all in favor, the Board of Supervisors Opened the Public Hearing for Connerton West Community Development District.

Mr. Paul Jeffers requested information regarding use of frontages in the calculations of assessments. No additional comments were presented by the audience.

At Mr. Van Wyk's request, Mr. Cox verified that appropriate legal advertisements and mailed notices were properly completed. The Board discussed the line items that might need increasing or decreasing in the budget. It was noted that the maintenance of the pocket parks and other areas that are being developed was not included in the budget. Mr. Gibbons suggested bringing additional funds forward from the General Fund balance, thereby allowing an increase to landscape maintenance. He suggested an amount of \$35,000 be added to the current amount of \$35,000 being brought forward. The Board discussed the need for funds for the new areas but will also need to continue to maintain the current areas in need of maintenance. The result of the changes was that the balance of general fund funds being brought forward was changed to \$70,000 and the landscape and irrigation budget was increased to \$345,234.

An attending resident presented a photo regarding the flooding near the soccer field after recent Tropical Storm Hermine and how repairs are needed to the design. He provided this as an example of the need to maintain the landscape of current structures as an expenditure item. Another resident questioned whether or not a separate line item was needed just to support the maintenance of the parks.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-09,
Adopting the Final Budget for Fiscal Year
2016-2017**

Mr. Van Wyk presented the resolution and explained its purpose and contents.

On a Motion by Mr. Gifford, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors adopted Resolution 2016-09, Adopting the Final Budget for Fiscal Year 2016-2017, for Connerton West Community Development District.

Mr. Cox requested a motion to close the public hearing.

On a Motion by Mr. Dombrowski, seconded by Mr. Gifford, with all in favor, the Board of Supervisors closed the Public Hearing for Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2016-10,
Imposing Special Assessments and
Certifying the Roll and Public Hearing**

Mr. Van Wyk explained the purpose of the resolution and its contents and requested the Board open a public hearing.

On a Motion by Mr. Gifford, seconded by Mr. Rundel, with all in favor, the Board of Supervisors opened the Public Hearing for Connerton West Community Development District.

Mr. Cox verified that all legal notices were published for this public hearing. In response to questions from the audience, Mr. Van Wyk explained how annual considerations of assessment levels are conducted each year. He also explained the differences between operation and maintenance assessments and the debt service assessments.

On a Motion by Mr. Rundel, seconded by Mr. Becwar, with all in favor, the Board of Supervisors adopted Resolution 2016-10, Imposing Special Assessments and Certifying the Roll, for Connerton West Community Development District.

Mr. Cox requested a motion to close the public hearing.

On a Motion by Mr. Dombrowski, seconded by Mr. Gifford, with all in favor, the Board of Supervisors closed the Public Hearing for Connerton West Community Development District.

NINTH ORDER OF BUSINESS

**Discussion Regarding the Christmas Lights
and Holiday Décor Proposal**

Mr. Cox presented a proposal from Decorating Elves for \$12,775 and explained that the budget for the year was set at \$10,000. He explained that the increase in decorations and amount was based on the comments from last year. Mr. Cook explained that Mr. Randy Cook had volunteered to assist with monitoring the installation and maintenance. The Board discussed the possibility of having the developer or builders contribute to help defray the extra \$2,775 in cost.

On a Motion by Mr. Rundel, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors approved the proposal for \$12,775 with a goal of obtaining a contribution from the builders for Connerton West Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Dissemination Agreement
Proposal**

Mr. Cox explained the purpose of the proposal from Rizzetta & Company to assume the work as Dissemination Agent for Connerton West.

On a Motion by Mr. Dombrowski, seconded by Mr. Gifford, with all in favor, the Board of Supervisors approved the Rizzetta & Company Dissemination Agreement proposal, contingent upon District Counsel review, for Connerton West Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Pond Policies

Mr. Cox presented the most recent draft policy for the District's ponds and explained its purpose and contents. The Board briefly discussed issues with enforcement of the policy and requested that it be presented again at the next meeting. Mr. Van Wyk recommended the Board be presented with an exemplary pond and have it reviewed at the next meeting.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2016-08,
Designating Dates, Time and Location of
Regular Meetings**

Mr. Cox presented the resolution and explained its purpose and contents. Mr. Van Wyk noted changes he had included to update references. The Board approved changes to the regular schedule for the months of January, July, and September to adjust for holidays.

On a Motion by Mr. Gifford, seconded by Mr. Rundel, with all in favor, the Board of Supervisors approved Resolution 2016-08, Designating Dates, Time and Location of Regular Meetings, as amended, for Connerton West Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion of Parcel 211 Re-plat #2

Ms. Bartholomew, of Heidt Design, provided the Board with an update of the status for re-plat efforts and explained that a workshop was scheduled to be conducted prior to the October CDD meeting at 3:00 p.m.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Van Wyk explained that he had no additional report.

B. District Engineer

Ms. Bartholomew discussed the status of the Gardens' signage and that the Board of County Commissioners would consider the vacating of the property for the signage at the September 27th BOCC meeting.

She also discussed the status of the Parcel 212 platting and advised that she anticipated a December or January transfer. Mr. Gibbons requested information regarding Parcel 214 and a re-plat that had occurred there.

C. District Manager

Mr. Cox reminded the Board that the next Board meeting was scheduled for October 3, 2016 at 4:00 p.m. He also presented a summary of the unaudited District financials.

Mr. Cox noted that the use of mandated double shifts by the Sheriff's office for off-duty work ended and was no longer a concern.

FIFTEENTH ORDER OF BUSINESS

Additional Audience Comments

Mr. Gary Allenbaugh expressed that he disagrees with the rules to prevent fishing from behind homes.

Mr. Patrick Storer expressed his opinion regarding ponds, Christmas lighting, a dead Crepe Myrtle tree and the lack of irrigation by residents.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Rundel commented that grass cuttings around the ponds were too close and not occurring quickly enough. The results left large clumps of grass.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Rundel, seconded by Mr. Gifford, with all in favor, the Board adjourned the meeting at 6:00 p.m., for the Connerton West Community Development District.


Assistant Secretary


Chairman / Vice-Chairman