

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, March 7, 2016 at 4:06 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Stewart Gibbons	Board Supervisor, 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

Mr. Mike Plude requested that the landscape map be updated once the survey is completed near his property.

THIRD ORDER OF BUSINESS

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

<p>On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on February 1, 2016, for Connerton West Community Development District.</p>
--

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Audit Committee Meeting held on February 1, 2016

On a Motion by Mr. Gifford, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee Meeting held on February 1, 2016, for Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for January 2016

The Board members requested the Mr. Cox forward to them the most recent Jerry the Trapper invoices since there were none paid during January.

On a Motion by Mr. Rundel, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors ratified the payment of the Operation and Maintenance Expenditures for January 2016 (\$141,619.72) for Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2016-02, Designating Officers

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors adopted Resolution 2016-02, Designating Officers, for Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

Monthly Landscape Maintenance Update

Mr. Tyree Brown, with Rizzetta, presented his monthly field inspection report and addressed questions from the Board.

Mr. Jeff Blackburn, with Valleycrest, presented a series of proposals for landscape improvements which included the entrance area and the entrance fountain, replacement plants for the medians throughout the community, Magnolia Park landscape replacements, Magnolia Park stone removal and sod replacement, and Magnolia Park total sod replacement.

With the magnitude of the total cost associated with the presented proposals, the Board members reviewed the current status of the tree project and its costs. In addition, the Board requested that Mr. Cox provide them with a review of the District financials to help them understand the current financial situation of the District to help determine what projects they could proceed with.

The Board requested to review other non-landscape proposals that were pending, and Mr.

Cox presented a proposal from M.C. Building Services to repair the lighting inside and outside the main entrance fountain. The total cost to replace the submerged fountain lights was quoted at \$5,877, and the exterior fountain up-lights were quoted at \$2,838 for a total of \$8,715.

On a Motion by Mr. Rundel, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved the fountain lighting repair proposal from M.C. Building Services for \$8,715, for Connerton West Community Development District.

The Board requested that Valleycrest revise the proposals for the fountain area landscaping at the main entrance, the Magnolia Park landscape replacements and median #4 plant replacements.

On a Motion by Mr. Dombrowski, seconded by Mr. Gifford, with all in favor, the Board of Supervisors authorized the Chairman to approve a revised Valleycrest proposal for a main entrance fountain landscape renovation with a not-to-exceed amount of \$40,000, for Connerton West Community Development District.

On a Motion by Mr. Dombrowski, seconded by Mr. Gifford, with all in favor, the Board of Supervisors authorized the Chairman to approve a revised Valleycrest proposal for the Magnolia Park landscape plant replacement proposal with a not-to-exceed amount of \$12,646, for Connerton West Community Development District.

On a Motion by Mr. Gifford, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors authorized the Chairman to approve a revised Valleycrest proposal for a center median landscape renovation at Connerton Blvd. at Fountain Garden Rd. with a not-to-exceed amount of \$4,295, for Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No Report.

B. District Engineer

Ms. Bartholomew reviewed the 2015 LAS Groundwater Quality Monitoring report with the Board. Mr. Cox presented a proposal from LAS to continue the service for another year for a quoted rate of \$12,520 for two events.

On a Motion by Mr. Rundel, seconded by Mr. Gifford, with all in favor, the Board of Supervisors approved to accept and file the LAS Groundwater Quality Monitoring Report for 2015 and approve the 2016 proposal for \$12,520 for continued monitoring service, for Connerton West Community Development District.

Ms. Bartholomew informed the Board of the status of the Parcel 212 re-platting project and requested guidance from the Board regarding the remainder of the lots requiring re-platting. The Board members agreed that the re-platting effort should proceed and that they should be done all at once.

Mr. Van Wyk requested that the Board consider acceptance of conveyance of Tract B-4, Connerton Village Two Parcel 213 Phase 1C-1, according to the plat thereof as recorded in plat book 71, pages 34 through 41 of the public records of Pasco County, Florida and tract B-5, Connerton Village Two Parcel 213 Phase 1C-2, according to the plat thereof as recorded in plat book 71, pages 43 through 48 of the public records of Pasco County, Florida.

Ms. Bartholomew confirmed that the parcels are ready for acceptance.

On a Motion by Mr. Gifford, seconded by Mr. Rundel, with all in favor, the Board of Supervisors approved acceptance of Tract B-5 of Parcel 213 1C-1 and Tract B-4 of Parcel 213 1C-2, for Connerton West Community Development District.

Ms. Bartholomew informed the Board that the cost for the approved survey of the property next to Mr. Mike Plude came in at \$450, asked and if they wanted to have the property lines permanently marked with metal or concrete markers, the cost would be an additional \$550. The Board members agreed that the total cost of \$1,000 was within the approved total and that the concrete markers were preferred.

Ms. Bartholomew provided the Board with a proposal for the installation of a “dog bone” style concrete dog bowl holder for the dog park fountain. (Exhibit)

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors approved the proposal for the dog park “dog bone” bowl holder fountain upgrade for \$1,200, for Connerton West Community Development District.

C. District Manager

Mr. Cox reminded the Board that the next meeting is scheduled for April 4, 2016 at 4:00 p.m. and that an Audit Review Committee meeting would be held immediately prior to the CDD meeting.

Mr. Cox discussed an issue of a resident’s request to have a gator removed from a pond near Southern Charm, at the conclusion of the discussion the Board agreed that the gator should be removed.

The Board requested that Mr. Cox attempt to announce via email blast and District website that a Board vacancy existed, and to try to obtain interested residents to apply for the position.

NINTH ORDER OF BUSINESS

Audience Comments

Mr. Plude had additional questions regarding the landscape map, and was directed to have a separate conversation with the District Engineer.

Mr. Patrick Storer addressed his concerns that cattle from the neighboring areas were loose. He also requested the Board consider developing an RV/Boat storage lot, and to consider installing bathrooms at the Garden Party Park.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Rundel requested information regarding any developer plans for future parks, such as baseball fields and others. Mr. Gibbons indicated that the developer was having discussions with the County regarding the building of County parks for that purpose.

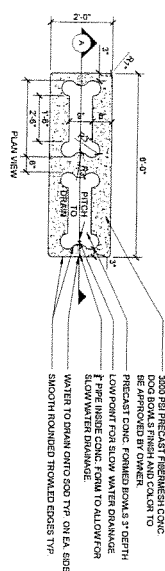
ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Rundel, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors adjourned the meeting at 5:52 p.m., for Connerton West Community Development District.


Assistant Secretary


Chairman / Vice Chairman

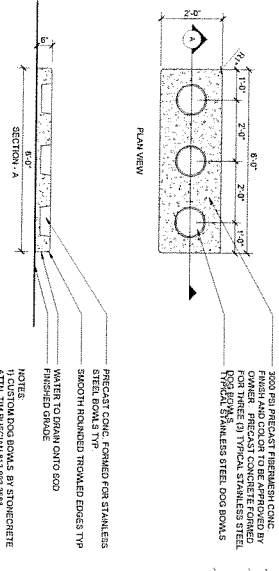


1 OPTION 1 CONCRETE DOG BOWL DETAILS
SCALE: 1/8"=1'-0"

3000 PSI PRECAST FINISH CONCRETE TO BE APPROVED BY OWNER.
PRECAST CONCRETE FORMED BOWLS 3'-0" DEPTH.
LOW POINT FOR SLOW WATER DRAINAGE.
3/4" REBAR INSIDE CONCRETE FORM TO ALLOW FOR SLOW WATER DRAINAGE.
WATER TO DRAIN ONTO SOO TYP. ON EX. SIDE.
SMOOTH ROUNDED THROATED EDGES TYP.

SECTION A

NOTES:
1) CUSTOM DOG BOWLS BY STONECRETE ATTN: TIM PUSCIAN 813.992.2888
2) DOG BOWL DIMENSIONS AND FINISH TO MATCH.
3) CONCRETE DOG BOWL IS TO BE PLACED ON SMOOTH LEVEL FINISHED GRADE.



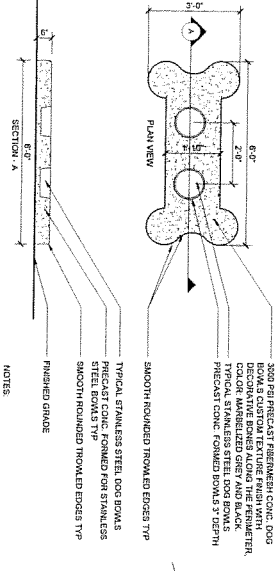
2 OPTION 2 CONCRETE BASE WITH STAINLESS STEEL BOWLS
SCALE: 1/8"=1'-0"

3000 PSI PRECAST FINISH CONCRETE. FINISH AND COLOR TO BE APPROVED BY OWNER. PRECAST CONCRETE FORMED BOWLS 3'-0" DEPTH. LOW POINT FOR SLOW WATER DRAINAGE. 3/4" REBAR INSIDE CONCRETE FORM TO ALLOW FOR SLOW WATER DRAINAGE. WASTE TO DRAIN ONTO SOO TYP. ON EX. SIDE. SMOOTH ROUNDED THROATED EDGES TYP.

PLAN VIEW

SECTION A

NOTES:
1) CUSTOM DOG BOWLS BY STONECRETE ATTN: TIM PUSCIAN 813.992.2888
2) STAINLESS STEEL DOG BOWLS ARE EARLY REPLACEMENT AT ANY NET STORE.
3) CONCRETE DOG BOWL IS TO BE PLACED ON SMOOTH LEVEL FINISHED GRADE.



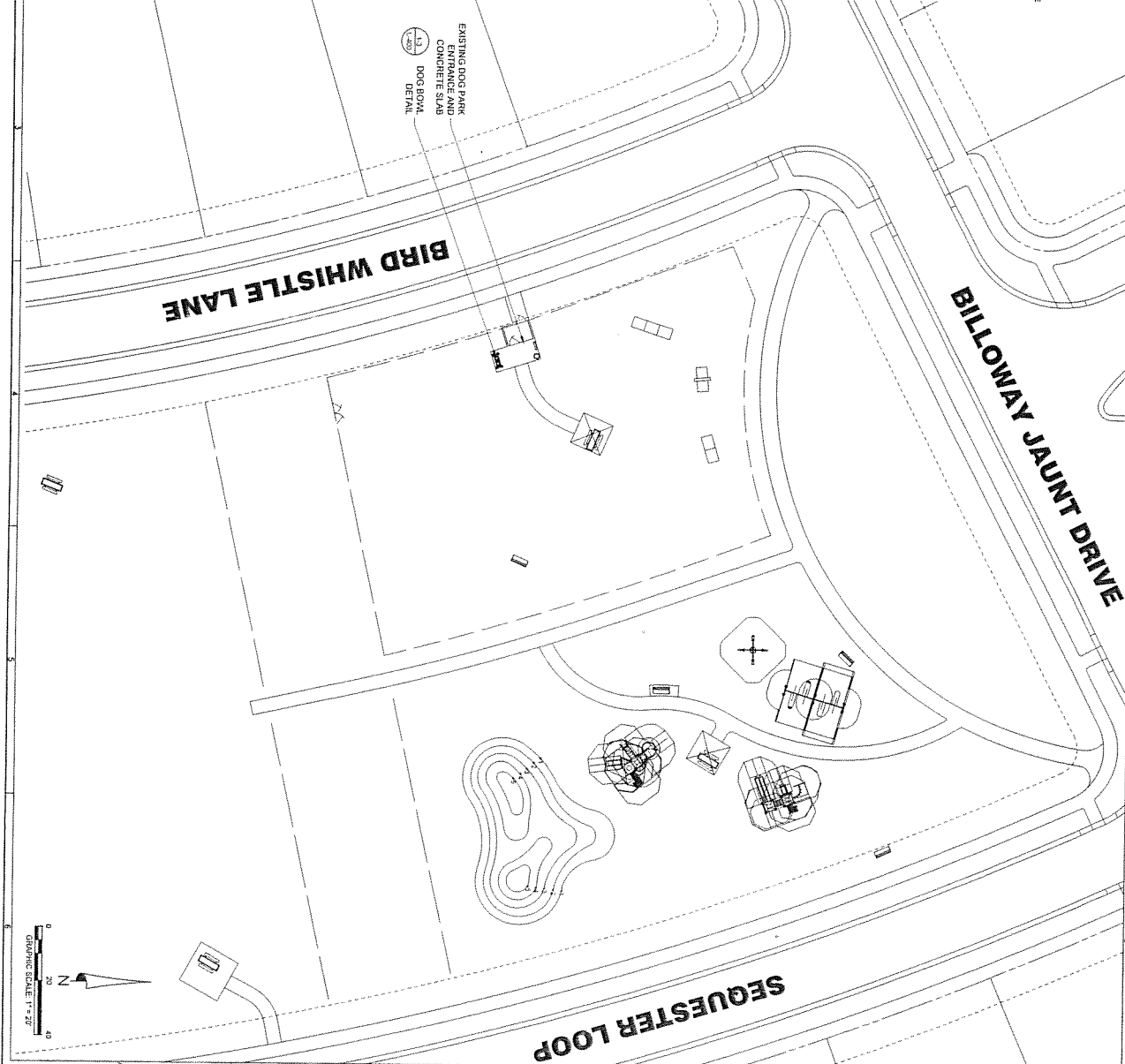
3 OPTION 3 CONCRETE DOG BOWL DETAILS
SCALE: 1/8"=1'-0"

3000 PSI PRECAST FINISH CONCRETE. FINISH AND COLOR TO BE APPROVED BY OWNER. PRECAST CONCRETE FORMED BOWLS 3'-0" DEPTH. LOW POINT FOR SLOW WATER DRAINAGE. 3/4" REBAR INSIDE CONCRETE FORM TO ALLOW FOR SLOW WATER DRAINAGE. WASTE TO DRAIN ONTO SOO TYP. ON EX. SIDE. SMOOTH ROUNDED THROATED EDGES TYP.

PLAN VIEW

SECTION A

NOTES:
1) CUSTOM DOG BOWLS BY STONECRETE ATTN: TIM PUSCIAN 813.992.2888
2) DOG BOWL DIMENSIONS AND FINISH TO MATCH.
3) CONCRETE DOG BOWL IS TO BE PLACED ON SMOOTH LEVEL FINISHED GRADE.



1.1 DOG BOWL DETAIL
EXISTING DOG PARK ENTRANCE AND CONCRETE SLAB

<p>HEIDT DESIGN Civil Engineering • Planning & GIS Thompsonville, NC www.heidtdesign.com</p>		<p>CONNERTON DOG PARK EXHIBIT HARDSCAPE PLAN CDD</p>		<p>PREPARED FOR: CDD</p>
<p>SCOTT E. ANDREASEN LANDSCAPE ARCHITECT L-400</p>		<p>DATE: 03/18 DESCRIPTION: INITIAL REVIEW/REVISIONS</p>		<p>DATE: 03/18 DESCRIPTION: INITIAL REVIEW/REVISIONS</p>

© Copyright 2018 HEIDT DESIGN, LLC. ALL RIGHTS RESERVED. NO PORTION OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HEIDT DESIGN, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HEIDT DESIGN, LLC. ALL RIGHTS RESERVED.

