

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 7, 2017 and called to order at 6:31 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
Ryan Becwar	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	Regional District Manager, Rizzetta & Company
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A.
Jordan Schrader	District Engineer, Clearview Land Design, P.L.
Tyree Brown	Field Services Manager, Rizzetta & Company
Robbie Cox	Representative, MBS Capital Partners

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

MBS Capital Markets Presentation

Mr. Robbie Cox with MBS Capital Markets was present to discuss the feasibility of refinancing the Series 2004 Bond. Mr. Cox presented the Board with an engagement letter which if executed would allow MBS Capital Markets to conduct necessary preliminary research and come back to the Board with refinancing options. This was an off-agenda item and Mr. Cox opened the floor for audience comments. Mr. Robbie Cox addressed one audience member comment.

On a Motion by Mr. Dombrowski, seconded by Mr. Becwar, with all in favor, the Board of Supervisors unanimously approved the engagement letter for MBS Capital Markets for the Connerton West Community Development District.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

Ms. Kathleen Bauns commented about the pond near her house being mowed and clippings being blown into the pond.

Mr. Jim Jackson had comments regarding fireworks and street parking. Mr. Jackson was informed that these were HOA issues.

Mr. Dan Itsue inquired as to how the CDD auditor is selected. Mr. Itsue was informed that a "Request for Proposals" (RFP) process is utilized.

Ms. Jessica Reyna inquired about missing handicap sidewalk access points and requested if the meetings could be changed to days and times when working people could attend.

Mr. Tom Nosse expressed his concerns about the tree roots that are damaging the sidewalks.

Mr. Denny Kleitz requested who was responsible to trim the trees overhanging the sidewalks. Mr. Kleitz was informed that HOA policy is that homeowners are responsible to trim the trees adjacent to their homes and for common area sidewalks, the CDD contractor would perform the trimming.

Ms. Susan Keller requested information regarding holes in individual lots throughout the community and if they were treated as sink holes.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on July 10, 2017

Mr. Cox presented the meeting minutes of the Board of Supervisors' meeting held on July 10, 2017.

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors unanimously approved the minutes of the Board of Supervisors' Meeting held on July 10, 2017 as presented for the Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for June 2017

Mr. Cox presented the Operations and Maintenance expenditures for June 2017.

On a Motion by Mr. Rundel, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors unanimously ratified the Operations and Maintenance expenditures for June 2017 totaling \$119,784.77 for the Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

Monthly Landscape Maintenance Update

Mr. Brown presented his field inspection report.

i. Consideration of Landscape Proposals

Mr. Brown and Mr. Roy Harris presented a proposal for the Arbors Entrance renovation. Mr. Cox opened the floor for audience comments since these were both off agenda items. The Board heard audience comments.

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors unanimously approved the Brightview proposal for the Arbors Entrance landscape renovation in the amount of \$15,000.00 for the Connerton West Community Development District.

The Board discussed the need for a proposal to renovate the irrigation system to coincide with the Arbors entrance landscape renovation.

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors unanimously authorized the Chairman to approval an invoice for irrigation renovation at the Arbors Entrance landscape renovation with a not to exceed amount of \$5,000.00 for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Magnolia Park
Landscape and Irrigation Renovation
Proposals**

The Board had previously considered a landscape renovation proposal for Magnolia Park but did not have the related irrigation proposal required to complete the project.

On a Motion by Mr. Rundel, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors unanimously approved the Brightview landscape renovation proposal for \$6,312.01 and Ballenger Irrigation irrigation renovation proposal for \$4,225.00 for the Magnolia Park project for the Connerton West Community Development District.

The Board discussed the status of the stones being removed from Magnolia Park and requested staff to research options for the stones within areas of the District. The Board discussed proposals for mowing the bike trail and areas towards the school and tabled the discussion to allow staff to work out the specifics of the requirements.

EIGHTH ORDER OF BUSINESS

**Public Hearing of Fiscal Year 2017-2018
Budget**

Mr. Cox explained the budgeting process in place to finalize the adoption of the final budget for Fiscal Year 2017-2018 and requested a motion from the Board to open the duly noticed public hearing for the proposed budget for Fiscal Year 2017-2018.

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

Mr. Patrick Storer inquired about the playground maintenance line item in the budget.

The Board addressed questions from the audience.

Mr. Cox inquired if there were any changes requested by the Board members to amend the proposed budget before considering the Resolution to adopt the budget. There were no changes requested.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-14;
Approving Final Budget**

On a Motion by Mr. Rundel, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors unanimously adopted Resolution 2017-14; Approving Final Fiscal Year 2017-2018 Budget for the Connerton West Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-15;
Imposing Special Assessments**

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors unanimously adopted Resolution 2017-15; Imposing Special Assessments for the Connerton West Community Development District.

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

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-16;
Setting Fiscal Year 2017-2018 Meeting
Dates**

The Board amended the proposed schedule for the next fiscal year to have four (4) meetings start at 6:00 p.m. for the months of November, February, June and August. The remainder of the meeting would start at 4:00 p.m.

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors unanimously adopted Resolution 2017-16; Setting Fiscal Year 2017-2018 Meeting Dates as amended for the Connerton West Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Magnolia Park & Garden
Park Electrical Lighting Proposal**

This item was tabled.

THIRTEENTH ORDER OF BUSINESS

Monthly Aquatic Service Update

Mr. Cox presented a pond service status report provided by Cardno for the Board to review.

FOURTEENTH ORDER OF BUSINESS

Consideration of Holiday Agreement

Mr. Cox presented a holiday decorations agreement with the Connerton HOA that provided for the CDD to provide funds and the HOA to organize the holiday decoration effort.

On a Motion by Mr. Rundel, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors unanimously approved the Holiday Agreement with the Connerton HOA for the Connerton West Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Arbitrage Engagement Agreement

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors unanimously approved the LLS Tax Solutions Arbitrage Engagement Agreement for the Connerton West Community Development District.

SIXTEENTH ORDER OF BUSINESS

Acceptance of Resignation from Bryan Gifford

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors unanimously accepted the resignation of Bryan Gifford for the Connerton West Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Candidates for Vacant Seat #4

The Board considered two candidates Mr. Jack Knowles and Ms. Jessica Reyna for the vacant seat #4 which has a term of office expiring in November 2018.

On a Motion by Mr. Dombrowski, seconded by Mr. Gibbons, to appoint Mr. Jack Knowles to vacant seat #4 for the Connerton West CDD Board of Supervisors, the motion failed with Mr. Dombrowski and Mr. Gibbons voting in favor and Mr. Rundel and Mr. Becwar opposed, for the Connerton West Community Development District.

On a Motion by Mr. Rundel, seconded by Mr. Becwar, to appoint Ms. Jessica Reyna to vacant seat #4 for the Connerton West CDD Board of Supervisors, the motion failed with Mr. Rundel and Mr. Becwar voting in favor and Mr. Dombrowski and Mr. Gibbons opposed, for the Connerton West Community Development District.

The Board requested that this be added to the next agenda to allow more candidates to apply.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Mr. Schrader advised to let the community know that the survey crews conducting surveys related to the re-platting project in parcel 211 will soon be in conducting work in private backyards.

C. District Manager

Mr. Cox reminded the Board that the next regular meeting and final budget public hearing was scheduled for September 11, 2017 at 4:00 p.m. at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638. Mr. Cox reviewed the recent financials with the Board. Mr. Cox reviewed the action item list with the Board.

NINETEENTH ORDER OF BUSINESS

Audience Comments

An audience member asked about recording the meeting. Staff stated this is a public meeting and can be recorded.

An audience member requested information regarding one community being named "Gardens" and another being named "The Gardens".

Mr. Jim Jackson commented about drainage culverts in Lennar's area being broken.

Mr. Patrick Storer suggested that the Board advise Brightview mowing subcontractor about the guidelines for proper mowing such as not blowing grass clippings into the ponds.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

Mr. Gibbons requested that staff review the contract with Brightview for the possible consideration of putting the contract out to bid.

Mr. Dombrowski requested that old holiday lights behind the knee walls at the entrances be removed and this will be added to the action item list.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board adjourned the meeting at 8:56 p.m. for the Connerton West Community Development District.


Assistant Secretary


Chairman / ~~Vice-Chairman~~