
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 5, 2018 and called to order at 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
Ryan Becwar	Board Supervisor, Assistant Secretary
Peter Rundel	Board Supervisor, Assistant Secretary
Jack Knowles	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company
Cullen Parris	District Manager, Rizzetta & Company
Alyssa Willson	District Counsel, Hopping Green & Sams, P.A.
Brent Melvin	District Engineer, Clearview Land Design
Scott Brizendine	Manager, District Fin. Services, Rizzetta & Company
Brianne Parker	Financial Analyst, Rizzetta & Company (via. conf. call)
Robbie Cox	Representative, MBS Capital Partners
Stan Zuercher	Representative, Greenacres

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

Audience Comments on Agenda Items

Ms. Abigail Kennedy inquired about sidewalk repairs.

Ms. Jenette Prince inquired about the need of financial transparency.

Mr. Gary Allenbaugh addressed his concerns regarding the park playground shut down.

Mr. James Jackson inquired about landscaping mowing schedule.

Mr. Ross Taylor asked about the bond process.

Mr. Joe Cammarota asked about the perennials and stated the contractors are dropping nails.

THIRD ORDER OF BUSINESS

Consideration of Engineer's Report

Mr. Jordan Schrader provided a summary of the District Engineer's Series 2018 Project Supplemental Engineer's Report dated February 19, 2018 and addressed questions from the Board.

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors unanimously approved the District Engineer's Series 2018 Project Supplemental Engineer's Report dated February 19, 2018, as presented, for the Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Special Assessment Methodology Report

Mr. Brizendine presented the Series 2018 Project Amended and Restated Master Special Assessment Allocation Report dated January 22, 2018 to the Board and addressed questions from the Board.

On a Motion by Mr. Rundel, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors unanimously approved Series 2018 Project Amended and Restated Master Special Assessment Allocation Report dated January 22, 2018, as presented, for the Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Assessments Related to First Amendment to the Amended and Restated Master Special Assessment Allocation Report

Mr. Cox asked for a motion to open the Public Hearing regarding the Series 2018 Project bond issuance and its related projected assessments.

On a Motion by Mr. Dombrowski, seconded by Mr. Knowles, with all in favor, the Board of Supervisors opened the Public Hearing for Assessments Related to First Amendment to the Amended and Restated Master Special Assessment Allocation Report for the Connerton West Community Development District.

There were no public comments and Mr. Cox asked for a motion to close the Public Hearing.

On a Motion by Mr. Becwar, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors closed the Public Hearing for Assessments Related to First Amendment to the Amended and Restated Master Special Assessment Allocation Report for the Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2018-08;
Levying Assessments**

Ms. Willson presented Resolution 2018-08; Levying Assessments to the Board.

On a Motion by Mr. Rundel, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors unanimously adopted Resolution 2018-08; Levying Assessments, for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Escrow & Settlement
Agreement**

This item was tabled.

EIGHTH ORDER OF BUSINESS

Monthly Landscape Maintenance Update

Mr. Cox presented the February 12, 2018 Field Inspection Report to the Board.

NINTH ORDER OF BUSINESS

**Consideration of Brightview
Annuals/Perennials Proposal**

The Board discussed the topic of installing annuals versus perennials in the landscape beds and requested that Brightview bring back a revised proposal that addressed the changing of the beds.

TENTH ORDER OF BUSINESS

Consideration of Brightview Addendum

Mr. Cox presented the addendum to the Brightview landscape maintenance contract to include Parcels 211, 212 and 213.

On a Motion by Mr. Rundel, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors unanimously approved the Brightview landscape maintenance contract addendum for Parcels 211, 212 and 213, for the Connerton West Community Development District.

ELEVENTH ORDER OF BUSINESS

Monthly Irrigation Report

Ms. Huff presented the monthly irrigation report to the Board.

TWELFTH ORDER OF BUSINESS

Monthly Aquatic Services Update

Mr. Cox presented the monthly aquatic services report to the Board.

The Board requested an email blast informing residents to not blow grass clippings in the street which will ultimately end up in the ponds and causes algae.

THIRTEENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Special Meeting held on January 22, 2018

Mr. Cox presented the meeting minutes of the Board of Supervisors' special meeting held on January 22, 2018. The Board made amendments to the minutes.

On a Motion by Mr. Gibbons, seconded by Mr. Knowles, with all in favor, the Board of Supervisors unanimously approved the minutes of the Board of Supervisors' Special Meeting held on January 22, 2018, as presented, for the Connerton West Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on February 5, 2018

Mr. Cox presented the meeting minutes of the Board of Supervisors' meeting held on February 5, 2018. The Board made amendments to the minutes.

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 February 5, 2018, as presented, for the Connerton West Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January 2018

Mr. Cox presented the Operations and Maintenance expenditures report for January 2018.

On a Motion by Mr. Rundel, seconded by Mr. Knowles, with all in favor, the Board of Supervisors unanimously ratified the payment of the Operations and Maintenance expenditures for January 2018 totaling \$170,882.62, for the Connerton West Community Development District.

The Board requested that a representative from FHP off-duty come to a meeting to present an update of work.

SIXTEENTH ORDER OF BUSINESS

Consideration of Playground Equipment Removal Proposal

The Board approved a proposal from Site Masters to remove the playground equipment at the Rose Cottage area with a not-to-exceed amount of \$8,200, but to have them leave the fencing and temporarily leave the mulch pending information from Mr. Jordan Schrader as to how much fill dirt would be needed.

Mr. Cox presented information regarding the obtaining of new playground proposals and Mr. Jack Knowles was nominated to be the Board lead to begin the process of putting together playground options.

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors unanimously approved the Site Masters proposal in the amount of \$8,200.00 for removal of the playground equipment for the Connerton West Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Flag Pole Removal Proposal

Mr. Cox presented a proposal from Site Masters for the permanent removal of the flag pole and pedestal at Garden Party park.

On a Motion by Mr. Dombrowski, seconded by Mr. Rundel, with all in favor, the Board of Supervisors unanimously approved the Site Masters proposal in the amount of \$1,400.00 for the flag pole and pedestal removal, for the Connerton West Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Mr. Jordan Schrader informed the Board that after the latest round of meetings, only one resident was interested in taking ownership of the CDD owned parcel adjacent to their property. The Board stressed the need to get the parcels adjacent to residential properties ready for routine maintenance.

C. District Manager

Mr. Cox reminded the Board the next regular meeting is scheduled for April 2, 2018 at 4:00 p.m. at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638. He also noted that there will be a special meeting and public hearing on March 12, 2018 at 6:00 p.m. located at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Mr. Cox reviewed the recent financials with the Board and reviewed the current action item list.

The Board discussed the issue of a chain link fence behind the homes on Sequester Loop and agreed that it was o.k. for the property owner to remove the fencing on their property.

The Board discussed the proposal for lighting upgrades that will be included in the project list for funding by the 2004 Series Bond Refinancing.

NINETEENTH ORDER OF BUSINESS

Audience Comments

Mr. Patrick Storer stated that there were loose shingles on the structure at the Storybook Park structure. He also discussed the use of granular fertilizers around ponds and landscaping issues.

An audience member inquired about the re-platting effort and the refinancing the bonds.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

Mr. Becwar requested staff to contact Sun Trust regarding the Washingtonian Palm needing trimming and request Stan check and repair the loose shingles at Storybrook Park.

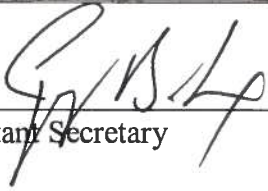
Mr. Knowles discussed the need for a safety triangle near a dumpster at Handle Loop and Westerland that is in the street.

Mr. Gibbons requested a letter be sent to builders (Lennar, MI, etc.) regarding debris and nails.

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 6:16 p.m. for the Connerton West Community Development District.


Assistant Secretary


Chairman / ~~Vice-Chairman~~