

**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.

**CORDOBA RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on **Tuesday, October 28, 2014 at 9:35 a.m.** at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559.

Present and constituting a quorum:

Barry Karpay	<b>Board Supervisor, Chairman</b>
Garth Noble	<b>Board Supervisor, Vice Chairman</b>
Ryan Huey	<b>Board Supervisor, Assistant Secretary</b>

Also present was:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tracy Robin	<b>District Counsel, Straley &amp; Robin <i>(via phone)</i></b>
Debi Hudrlik	<b>Standard Pacific Homes</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no Audience members present.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Regular Meeting held on  
September 23, 2014**

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on September 23, 2014 for Cordoba Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for September 2014**

On a Motion by Mr. Noble, seconded by Mr. Huey, with all in favor, the Board approved the Operation and Maintenance Expenditures for September 2014 (\$22,695.24) for Cordoba Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Pond Update**

Mr. Roethke presented the pond maintenance report to the Board. The contractor is still working on the proposal for carp stocking and that will be provided at a later date. Mr. Karpay requested that a representative from Aquagenix attend a future meeting to discuss the carp stocking proposal. A discussion ensued regarding some of the items within the pond report.

The Board would like to explore the possibility of adding another fountain or aerator in pond #146. Mr. Roethke will follow up Aquagenix and Mandy Electric for proposals.

The Board also requested that the monthly pond reports are sent to ValleyCrest on a regular basis.

On October 26<sup>th</sup>, a wildlife trapper caught an 8-foot alligator in one of the CDD ponds.

**SIXTH ORDER OF BUSINESS**

**Landscape Update**

Mr. Roethke informed the Board that Tyree Brown will be serving as Field Operations Manager going forward. He completed his first inspection yesterday, October 27, and he will be inspecting the CDD common area on a monthly basis going forward. He did not note any major issues in his current inspection. A discussion ensued on some landscape issues within the District. The Board noted that the magnolia trees have been failing and they would like the landscape maintenance contractor to address this issue.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Landscape Proposals from ValleyCrest**

Mr. Roethke presented several proposals from ValleyCrest that have been previously executed and require Board ratification. This includes proposals for: grading and sod installation, concrete stepping stones, gold mound installation, edging roadways, viburnum installation near bike rack, and washout repairs. The total cost for these six proposals is \$4,573.76.

On a Motion by Mr. Karpay, seconded by Mr. Huey, with all in favor, the Board ratified the proposals from ValleyCrest at a total cost of (\$4,573.76) for Cordoba Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of ValleyCrest Proposals for Executive Entrance Enhancements**

Mr. Roethke presented several proposals from ValleyCrest for enhancements to the Executive Entrance. A discussion ensued. Mr. Hudrlik suggested waiting until March 15, 2015 to take action on these proposals. The Board agreed and did not take any action at this time.

**NINTH ORDER OF BUSINESS**

**Consideration of ValleyCrest Proposals for Wash Out Repairs**

This proposal was included in the ratification with several other proposals in item 4-C of this agenda (under seventh order of business).

**TENTH ORDER OF BUSINESS**

**Consideration of Proposals for Pressure Washing**

Mr. Roethke presented a proposal for pressure washing at the entry sidewalks of the District, as well as, a rusted sign near the entrance.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board approved the proposal from Jerry's Pressure Washing at a cost of \$445.00 for Cordoba Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Robin discussed the current status of the audit issue that he has been working on for the past several months. Mr. Robin has been in contact with Trustee's Counsel on a possible solution. A discussion ensued regarding the payment of invoices related to the work being done to resolve the issue. The Board would like to send the invoices back to Trustee Counsel and inform them that payment will not be made until a resolution is reached. Mr. Robin will follow up again and will push for a resolution to be made as soon as possible.
- B. District Engineer  
Not present.
- C. District Manager  
Mr. Roethke noted that the next regularly scheduled meeting will be held on Tuesday, November 25, 2014 at 9:30 a.m. at the Cordoba Ranch Model Center, located at 2516 Cordoba Ranch Boulevard, Lutz, Florida 33559.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Hudrlik asked for a status on the hydro seeding proposal from ValleyCrest. They have not provided it as of yet.


Ms. Hudrlik asked a question about the upcoming election. A discussion ensued regarding the seats that will be on the landowner election ballot.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Huey, seconded by Mr. Karpay, with all in favor, the Board adjourned the meeting at 10:26 a.m. for Cordoba Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman