

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, November 25, 2014 at 9:39 a.m.** at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559.

Present and constituting a quorum:

Barry Karpay	Board Supervisor, Chairman
Garth Noble	Board Supervisor, Vice Chairman
Peter Winter	Board Supervisor, Assistant Secretary
Matt Lovo	Board Supervisor, Assistant Secretary
Heather Jaxheimer-Mills	Board Supervisor, Assistant Secretary

Also present was:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin (via phone)
Jamos Beierle	Aquagenix

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
October 28, 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 October 28, 2014 for Cordoba Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2014 (\$35,150.83) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resignation Letter from
Ryan Huey**

Mr. Roethke presented a resignation letter from Ryan Huey to the Board.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board accepted the resignation of Ryan Huey for Cordoba Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Resolution 2015-01,
Canvassing and Certifying Landowner
Election Results**

Mr. Roethke presented Resolution 2015-01, to the Board, canvassing and certifying the results of the Landowner Election.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board adopted the Resolution 2015-01 for Cordoba Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Administer Oath to Newly Appointed
Officer**

Mr. Roethke administered oath to Mr. Lovo. Mr. Roethke informed Mr. Lovo he is eligible to receive \$200.00 per meeting as a Board supervisor, up to a maximum of \$4,800.00 per year. Mr. Lovo declined compensation.

Mr. Roethke administered oath to Ms. Jaxheimer-Mills. Mr. Roethke informed Ms. Jaxheimer-Mills she is eligible to receive \$200.00 per meeting as a Board supervisor, up to a maximum of \$4,800.00 per year. Ms. Jaxheimer-Mills declined compensation.

(Mr. Winter left while the meeting was in progress at 9:50 a.m.)

EIGHTH ORDER OF BUSINESS

Presentation of Resolution 2015-02, Re-designating Officers

Mr. Roethke presented Resolution 2015-02, re-designating the officers of the Board. Mr. Karpay and Mr. Noble will stay on as Chair and Vice Chair, respectively, with Mr. Lovo, Ms. Jaxheimer-Mills, and Mr. Woodley being added as Assistant Secretaries.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board adopted the Resolution 2015-02 for Cordoba Ranch Community Development District.

NINTH ORDER OF BUSINESS

Pond Update

Mr. Roethke presented the pond inspection report to the Board. Mr. Beierle discussed the details of the pond report with the Board and updated them on the current status of the carp stocking proposal. A discussion ensued regarding the addition of grates that will need to be installed to the outflow structures as per a requirement from SWFWMD and the FWC. Mr. Beierle is still following up with the biologist and as soon as they are able to confirm the details of the carp stocking, Mr. Beierle will bring a proposal back to the Board.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Aerator Installation for Pond #146

Mr. Beierle distributed a proposal for fountain installation for pond #146. A discussion ensued. Mr. Karpay recommended not moving forward with this proposal at this time.

ELEVENTH ORDER OF BUSINESS

Landscaping Update

Mr. Roethke gave a brief landscape update to the Board. There was a lightning strike that damaged the front entry gate, as well as, some irrigation equipment and landscaping. The cost of the irrigation replacement is less than the insurance deductible, so a claim was not submitted at this time. If additional costs arise, then a claim can be submitted. The gate repairs have been completed and Envera repaired the damage to the security equipment.

A discussion ensued regarding several other maintenance items, including a dying palm at the entrance, issues with the Magnolia trees, and a sign from Cornerstone that needs to be removed near the District entrance. Mr. Roethke will follow up on these items.

TWELFTH ORDER OF BUSINESS

Ratification of ValleyCrest Proposals

Mr. Roethke presented several proposals from ValleyCrest that require Board ratification, including annual installation, hydro-seeding, trash removal, and palm fertilization.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board ratified the proposals from ValleyCrest at a total cost of (\$3,260.00) for Cordoba Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Property Transfer from Cordoba Ranch CDD to Standard Pacific

Mr. Karpay updated the Board on a piece of land that was deeded to the CDD in error. This tract should have stayed under the ownership of Standard Pacific. The Surveyor is preparing a legal description to complete the transfer, and the recitals of a contract between Standard Pacific and an outdoor advertising company state that Standard Pacific owns the property. Mr. Karpay added some additional details regarding this issue.

On a Motion by Mr. Noble, seconded by Mr. Lovo, with all in favor, the Board ratified the transfer of property deed from the CDD to Standard Pacific, pending review of the legal description by District Counsel for Cordoba Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Robin updated the Board on the current status of the finding in last year's audit. Bond Counsel sent a letter to the trustee and is currently awaiting a response.
- B. District Engineer
Not present.
- C. District Manager
Mr. Roethke noted that the next regularly scheduled meeting will be held on Tuesday, December 23, 2014 at 9:30 a.m. at the Cordoba Ranch Model Center, located at 2516 Cordoba Ranch Boulevard, Lutz, Florida 33559.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests


Mr. Karpay asked a question regarding the amount of correspondence that can take place between Board supervisors. Mr. Robin gave some additional detail regarding Sunshine Law and stated that Board members cannot discuss any upcoming decisions that are expected to be made by the Board at a future meeting.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Karpay seconded by Mr. Lovo, with all in favor, the Board adjourned the meeting at 10:17 a.m. for Cordoba Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

