

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, February 24, 2015 at 9:37 a.m.** at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559.

Present and constituting a quorum:

Garth Noble	Board Supervisor, Vice Chairman
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 (<i>via phone</i>)
Katie France	Landmark Engineering
Debi Hudrlik	Standard Pacific Homes

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
January 27, 2015**

Ms. Hudrlik mentioned a minor typo on the 9th order of business. Mr. Roethke will have this corrected.

On a Motion by Mr. Noble, seconded by Mr. Lovo, with all in favor, the Board approved, as amended, the Minutes from the Board of Supervisors' Regular Meeting held on January 27, 2015 for Cordoba Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for January
2015**

On a Motion by Mr. Noble, seconded by Mr. Lovo, with all in favor, the Board ratified the Operation and Maintenance Expenditures for January 2015 (\$26,095.78) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Pond Update

Mr. Roethke presented the pond maintenance report to the Board. There was a note that pond 180 is in need of some erosion repairs. Mr. Roethke will request proposals for this repair.

The new fountains are installed and are set to run from 7am-11pm, with the lights on from 6pm-11pm. The Board would like to change the times of the fountains to run from 10am –10pm, with the lights on from 8pm - 10pm.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal for Erosion
Repair**

Mr. Roethke presented several proposals for erosion repair and grate replacement. The grate replacement has already been completed, so no board decision is required on that proposal. A discussion ensued regarding the erosion repair proposals. The Board would like to see apples-to-apples proposals (including square footage of sod to be used) for the erosion repair proposals at ponds 110, 130, 180, and additional repairs to areas near pond 220. Mr. Roethke will bring these to the next meeting.

On a Motion by Mr. Noble, seconded by Mr. Lovo, with all in favor, the Board ratified the proposal from Briken Construction for grate replacement at pond 240A at a cost of (\$400.00) for Cordoba Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Landscaping Update

Mr. Roethke provided an update on landscaping issues for the Board. As per the discussion regarding the magnolia trees from the previous meeting, one of the suggestions was to re-plant the trees higher to increase their life span. Operations Manager, Tyree Brown, reported to the District Manager that there is a very small chance of survival, and it may cost more to replant them instead of replacing them. Mr. Roethke will ask Mr. Brown for a plant count of trees that may need to be replaced.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Enhancements from ValleyCrest

Mr. Roethke presented a proposal from ValleyCrest for replacing plants in the island. The current vegetation had been eaten by deer, and this proposal was recommended by ValleyCrest if the deer continue to eat the plants in these islands. The Board would like ValleyCrest to confirm that this proposal represents the best option for plant installations that will not be eaten by deer in the future. No Board action was taken at this time.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Website Services

Mr. Roethke presented a proposal for website services from Rizzetta Technology Services to the Board. The Board would like to see additional proposals for website services and requested District Counsel to provide this at the next meeting.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Public Facilities Report

Mr. Roethke presented a proposal from the District Engineer for a Public Facilities Report. This report is required by statute to be completed every 5-7 years, and there is currently none on file for Cordoba Ranch. A discussion ensued.

On a Motion by Mr. Noble, seconded by Mr. Lovo, with all in favor, the Board approved the proposal from Landmark Engineering for a Public Facilities Report at a cost of (\$1,500.00) for Cordoba Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin discussed the status of the underfunding issue from the previous year's audit. Rizzetta's accounting team confirmed that the letter from the trustee will cover any potential audit issues going forward. District Staff will work on the wording of the note to be included in the audit.

A discussion ensued regarding a fence request from a homeowner that passes through a CDD drainage easement. The District Engineer reviewed the site and confirmed the fence will not impede on any drainage requirements in this area.

On a Motion by Mr. Noble, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board authorized the fence request from 17825 Newcastle Field Drive pending the execution and recording of an easement encroachment agreement to be drafted by District Counsel for Cordoba Ranch Community Development District.

Mr. Noble notified Mr. Robin that there is a driveway of lot 6 in block 22 that crosses over a CDD drainage easement. Mr. Robin will work on an agreement that grants right of use to this area by the homeowner.

A discussion ensued regarding the use of golf carts on CDD property.

B. District Engineer
No report.

C. District Manager
Mr. Roethke noted that the next regularly scheduled meeting will be held on Tuesday, March 24, 2015 at 9:30 a.m. at the Cordoba Ranch Model Center, located at 2516 Cordoba Ranch Boulevard, Lutz, Florida 33559.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Noble seconded by Mr. Lovo, with all in favor, the Board adjourned the meeting at 10:34 am for Cordoba Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman