

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 **Monday, March 24, 2015 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	Board Supervisor, Chairman
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 (via phone)
Debi Hudrlik	Standard Pacific Homes (via phone)

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.

(Mr. Lovo arrived while the meeting was in progress at 9:37 a.m.)

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held on
February 24, 2015**

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 February 24, 2015 for Cordoba Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for February 2015

On a Motion by Mr. Lovo, seconded by Mr. Noble, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2015 (\$22,112.95) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Pond Update

Mr. Roethke presented the pond maintenance report to the Board. Ms. Hudrlik would like ValleyCrest to remove the excess vegetation at pond 120 and also requested the District Engineer to look at erosion issues noted by Aquagenix at pond 210.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Erosion Repairs for Ponds

Mr. Roethke presented several erosion repair proposals to the Board. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Noble, seconded by Mr. Lovo, with all in favor, the Board approved the proposal from Briken Construction for erosion repairs at a cost of (\$8,217.40), pending review by the District Engineer for Cordoba Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Addendum to Pond Service Contract

Mr. Roethke presented a proposal from Aquagenix to add service to their monthly pond maintenance contract. The Board directed District Staff to notify Aquagenix that this proposal would not be approved at this time and to remind them that they are contractually obligated to keep the ponds free of algae and other aquatic weeds.

EIGHTH ORDER OF BUSINESS

Landscaping Update

Mr. Roethke provided an update to the Board on landscaping issues throughout the community.

Mr. Karpay mentioned that Standard Pacific is working with a landscape architect to design a plan for landscape enhancements throughout the District.

Mr. Roethke presented two proposals from ValleyCrest to the Board. One is for mulching at the executive entrance and one for palm tree removal at the front entry.

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board approved the proposal from ValleyCrest to mulch the executive entrance at a cost of (\$1,400.00) for Cordoba Ranch Community Development District.

On a Motion by Mr. Lovo, seconded by Mr. Karpay, with all in favor, the Board approved the proposal from ValleyCrest for palm tree removal of tree and stump at a cost of (\$675.00) for Cordoba Ranch Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Proposal for OTC Palm Treatment

Mr. Roethke presented a proposal from ValleyCrest for OTC palm treatments that was previously executed and requires Board ratification.

On a Motion by Mr. Lovo, seconded by Mr. Noble, with all in favor, the Board ratified the proposal from ValleyCrest for OTC palm treatments at a cost of (\$1,620.00) for 3 tri-annual treatments for Cordoba Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Plant Replacement from ValleyCrest

Mr. Roethke presented a proposal from ValleyCrest to replace plant material from three center islands on Cordoba Ranch Blvd. This item has been tabled at this time.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposal for Palm Tree Replacement

Mr. Roethke presented a proposal from ValleyCrest to replace a dead palm tree near the entry monument. This item has been tabled at this time.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Enhancements to the Executive Entry

Mr. Roethke presented several proposals from ValleyCrest for landscape enhancements to the executive entrance. This item has been tabled at this time.

THIRTEENTH ORDER OF BUSINESS

Discussion Regarding Entryway Lighting

Mr. Roethke distributed some photos to the Board of the entryway lighting at Cordoba Ranch. Mr. Roethke noted that he will ask ValleyCrest to trim back one of the bushes that is blocking some of the light from shining on the entry monument.

Mr. Noble will take a look at the original TECO plan to see if there is any way to add additional street lights to the area near the street leading up to the District entrance.

FOURTEENTH ORDER OF BUSINESS **Presentation of Envera Systems Visitor Report**

Mr. Roethke presented an Envera Systems Visitor Report for the month of February to the Board. A discussion ensued, but no formal Board action was taken. The Board was overall satisfied with the numbers in Envera's report.

FIFTEENTH ORDER OF BUSINESS **Discussion Regarding Cover for Visitor's Kiosk**

Mr. Roethke discussed the possibility of adding a cover to the Visitor's Kiosk at the entrance gate. Mr. Roethke suggested a solution of adding Envera's hotline number to the call box, so that visitors can call from their cars without having to use the call box in inclement weather. The Board agreed with this approach and did not want to consider installing a cover at this time.

SIXTEENTH ORDER OF BUSINESS **Discussion Regarding Procedure for Windshield Stickers**

Mr. Roethke discussed the possibility of getting a procedure in place for the gate access windshield stickers. Mr. Karpay mentioned that the windshield stickers should be handled by the District office rather than Standard Pacific's sales office. Mr. Roethke will work with Ms. Hudrlik to come up with a procedure to be presented at the next Board meeting.

SEVENTEENTH ORDER OF BUSINESS **Consideration of Proposals for Website Services**

Mr. Roethke presented several proposals to the Board for CDD website services. Ms. Hudrlik reviewed some of the long-term costs of each proposal with the Board. The Board requested a spreadsheet which summarizes the details of each proposal. Mr. Roethke will present this at the next meeting.

EIGHTEENTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel
 Mr. Robin mentioned that he will be working on a Deficit Funding Agreement for this Fiscal Year to be considered by the Board at the next meeting.

- B. District Engineer

Not present. Mr. Karpay would like to go out for an RFQ for District Engineering Services.

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board approved RFQ advertisement to be submitted for District Engineering Services, with proposals due before the next meeting for Cordoba Ranch Community Development District.

C. District Manager

Mr. Roethke noted that the next regularly scheduled meeting will be held on Tuesday, April 28, 2015 at 9:30 a.m. at the Cordoba Ranch Model Center, located at 2516 Cordoba Ranch Boulevard, Lutz, Florida 33559.

Mr. Roethke presented a proposal from the USDA for wildlife trapping services. Mr. Karpay added comments regarding the need for professional trapping services. The Board took no action on this proposal at this time, but Mr. Roethke will factor these costs into the proposed budget for the next fiscal year.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Jaxheimer-Mills, seconded by Mr. Karpay, with all in favor, the Board adjourned the meeting at 10:57 a.m. for Cordoba Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

