

**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, March 25, 2014 at 9:30 a.m.** at the office of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

Barry Karpay	<b>Board Supervisor, Chairman</b>
Tim Collins	<b>Board Supervisor, Assistant Secretary</b>
Debora Hudrlik	<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 (via phone)</b>
Todd Amaden	<b>District Engineer, Landmark Engineering</b>
Scott Smith	<b>Operations Manager, Rizzetta &amp; Company, Inc.</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' Special Meeting held on  
January 28, 2014**

A change to the Seventh Order of Business was suggested.

On a Motion by Ms. Hudrlik, seconded by Mr. Karpay, with all in favor, the Board approved the Minutes from the Board of Supervisors' Special Meeting held on January 28, 2014 as amended for Cordoba Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for January and February 2014**

The Board discussed various engineering and landscaping invoices.

On a Motion by Mr. Karpay, seconded by Mr. Collins, with all in favor, the Board approved the Operation and Maintenance Expenditures for January 2014 (\$35,842.72) and February 2014 (\$26,112.84) for Cordoba Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resignation of Frank Messina**

Mr. Roethke presented a resignation letter from Frank Messina.

On a Motion by Mr. Karpay, seconded by Ms. Hudrlik, with all in favor, the Board accepted Mr. Messina's resignation for Cordoba Ranch Community Development District.

On a Motion by Ms. Hudrlik, seconded by Mr. Karpay, with all in favor, the Board appointed Garth Noble (Seat #4) to the Board of Supervisors for Cordoba Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-03, Redesignating Officers**

Mr. Roethke presented Resolution 2014-03 to redesignate officers of the District.

On a Motion by Mr. Karpay, seconded by Ms. Hudrlik, with all in favor, the Board adopted Resolution 2014-03, designating Barry Karpay as Chairman, Deborah Hudrlik as Vice Chairman, Tim Collins, Garth Noble, Peter Winter, Joseph Roethke and Matthew Huber as Assistant Secretaries for Cordoba Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding USDA Hog Trapping Services**

Mr. Roethke presented the proposal from USDA Hog Trapping Services that was discussed at a previous meeting. A discussion ensued. The Board decided to not take any action on this proposal at this time, and will revisit this in the future, if necessary.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-02,  
Amending Annual Meeting Schedule**

Mr. Roethke presented Resolution 2014-02, amending the annual meeting schedule.

On a Motion by Ms. Hudrlik, seconded by Mr. Collins, with all in favor, the Board adopted Resolution 2014-02, setting the annual meeting schedule for the remainder of fiscal year 2013/2014 as occurring on the fourth Tuesday of every month at 9:30 a.m. at the offices of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 for Cordoba Ranch Community Development District.

*(Mr. Robin joined the meeting in progress via phone at 9:50 a.m.)*

**NINTH ORDER OF BUSINESS**

**Ratification of Property Insurance  
Proposal**

Mr. Roethke presented the property insurance proposal to the Board.

On a Motion by Mr. Collins, seconded by Mr. Karpay, with all in favor, the Board ratified the insurance proposal for (\$2,508.21) for Cordoba Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Ratification of Proposals for Planting  
Enhancements from ValleyCrest**

Mr. Roethke presented several proposals for planting enhancements for Board ratification.

On a Motion by Ms. Hudrlik, seconded by Mr. Karpay, with all in favor, the Board ratified the ValleyCrest proposals (\$2,065.95, \$5,047.05 an \$3,282.14) for Cordoba Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Fence  
Repair**

Mr. Roethke presented a proposal for fence repair from Associated Construction Products. A discussion ensued.

On a Motion by Mr. Karpay, seconded by Ms. Hudrlik, with all in favor, the Board approved the proposal from Associated Construction Products for fence repairs (\$13,500.00) for Cordoba Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Status of ACOE Permit**

Ms. Hudrlik introduced this topic. The ACOE was waiting on a letter to be drafted by Marty Armstrong. Mr. Amaden gave some background on the history of this project. He does not see any liability on the behalf of the Developer or the CDD on this issue if the letter is not sent. A discussion ensued. Mr. Amaden recommended that the letter be held until the ACOE requests it.

On a Motion by Mr. Karpay, seconded by Mr. Collins, with all in favor, the Board agreed to hold this letter in CDD records in the event this is needed in the future, with copies being sent to the developer and District Counsel for Cordoba Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Ratification of Haul Road Mitigation Assignment Agreement and Acceptance and Assumption Agreement**

Mr. Roethke presented a Haul Road Assignment Agreement for ratification. This was needed in order to obtain the appropriate bond as per SWFWMD requirements.

On a Motion by Ms. Hudrlik, seconded by Mr. Karpay, with all in favor, the Board ratified the Mitigation Assignment Agreement and Acceptance and Assumption Agreement document for Haul Road for Cordoba Ranch Community Development District.

Mr. Roethke noted some difficulties in getting this bond with SWFWMD executed. The current bond template lists the EPC as the obligee, but this needs to be changed to SWFWMD. Mr. Roethke will work together with Mr. Amaden to find a solution to this issue.

**FOURTEENTH ORDER OF BUSINESS**

**Pond Update**

Mr. Roethke presented the February Pond Inspection Report to the Board. Also included in the agenda packet is the January inspection report for purposes of comparison. Mr. Roethke noted that the pond maintenance vendor originally requested additional compensation in order to produce these reports on a monthly basis. Ms. Hudrlik would like to explore other options for pond services. Mr. Amaden will put together a scope of services and Mr. Roethke will work with him on obtaining some new proposals for pond maintenance.

**FIFTEENTH ORDER OF BUSINESS**

**Landscaping Update**

The Board discussed current landscaping conditions in the CDD. Mr. Smith added that the landscaping is looking good throughout the CDD, and there were no specific areas of concern.

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
No report.
- C. District Manager  
Mr. Roethke noted that the next regularly scheduled meeting will be held on April 22, 2014 at 9:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Karpay, seconded by Mr. Collins with all in favor, the Board adjourned the meeting at 10:39 a.m. for Cordoba Ranch Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman