

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, April 28, 2015 at 9:30 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

Also present was:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin
Todd Amaden	District Engineer, Landmark Engineering
Debi Hudrlik	Standard Pacific Homes <i>(via phone)</i>

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 March 24, 2015

On a Motion by Mr. Lovo, seconded by Mr. Karpay, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on March 24, 2015 for Cordoba Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for March 2015

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board ratified the Operation and Maintenance Expenditures for March 2015 (\$30,913.42) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Pond Update

Mr. Roethke presented the pond maintenance report to the Board and discussed the details of the report. Mr. Roethke informed the Board that the approved erosion repairs were reviewed by the District Engineer and the vendor will be starting the work on April 28th. The vendor will also provide a proposal for the additional erosion repairs on pond #210 that were noted in last month's pond report.

SIXTH ORDER OF BUSINESS

Landscaping Update

Mr. Roethke provided a brief update on any landscaping issues. ValleyCrest completed all of the sod replacements to fix the hog damage around several of the ponds within the District. Mr. Karpay discussed the details of the landscape installations that will be performed by standard Pacific's landscapers in the near future.

SEVENTH ORDER OF BUSINESS

Ratification of ValleyCrest's Proposal for Hog Damage Repairs

Mr. Roethke presented two previously executed ValleyCrest proposals for hog damage repairs that require Board ratification.

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board ratified the proposal from ValleyCrest for hog damage repairs at a total cost of (\$7,112.00) for Cordoba Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Hog Trapping Services

Mr. Roethke presented a proposal for hog trapping services to the Board. A discussion ensued regarding the details of this proposal.

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board approved the proposal from Jerry's Wildlife Trapping at an annual cost of (\$14,400.00), pending reference checks and agreement from the vendor that a monthly report will be prepared and sent to the Board for Cordoba Ranch Community Development District.

NINTH ORDER OF BUSINESS

Presentation of Procedure for Windshield Stickers

This item was tabled until the next meeting.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Website Services

Mr. Roethke presented proposals to the Board for CDD website services and also distributed a comparison sheet for the Board to review. A discussion ensued regarding the details of each proposal. The Board requested an additional proposal from V Global Tech to be presented at the next meeting.

ELEVENTH ORDER OF BUSINESS

Consideration of Deficit Funding Agreement

Mr. Roethke presented a deficit funding agreement to the Board, which will be put into place for the Developer to cover any costs that go over the District's annual budget for Fiscal Year 2014-2015.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board approved the Deficit Funding Agreement for Fiscal Year 2014-2015 for Cordoba Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of District Engineering Qualifications

Mr. Roethke presented qualifications from several different District Engineering firms to the Board. A discussion ensued. The Board requested a schedule of hourly rates for both Stantec and Bayside Engineering to be presented at the next meeting.

THIRTEENTH ORDER OF BUSINESS

Establishment of an Audit Committee

Mr. Roethke informed the Board that they will need to establish an audit review committee to meet and begin the process for selecting a new auditor for the Fiscal Year ending on September 30, 2015.

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board set the current Board as the Audit Review Committee to meet on Tuesday, May 26th at 9:30 am at Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559 for the first Audit Review Committee meeting for Cordoba Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin distributed copies of the Cypress Creek Nature Preserve document that was approved at a previous meeting. There were several minor updates including the legal description of the property. A discussion ensued regarding the details of the document. Ms. Hudrlik confirmed that this is already in the closing documents for new homeowners.

B. District Engineer

Not report.

Ms. Hudrlik inquired about the status of a SWFWMD report to be submitted by Armstrong Environmental Services. Mr. Roethke will follow up with the vendor on this and will provide a copy of the report to the Board.

A discussion ensued regarding the status of street light outages within the District. Mr. Roethke will provide a cost estimate for this service at the next meeting.

C. District Manager

Mr. Roethke noted that the next regular and proposed budget scheduled meetings will be held on Tuesday, May 26, 2015 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

Ms. Hudrlik mentioned that there were trespassers at the Aneja property and that the residents requested to allow a fence extension into the drainage easement. The Board agreed to not make any exceptions and to not allow any residential fences to be installed in a CDD drainage easement.

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 10:44 a.m. for Cordoba Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

