

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, May 26, 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:

Barry Karpay	Board Supervisor, Chairman
Garth Noble	Board Supervisor, Vice Chairman
Rick Woodley	Board Supervisor, Assistant Secretary

Also present was:

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

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
April 28, 2015**

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on April 28, 2015 for Cordoba Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Mr. Karpay, seconded by Mr. Woodley, with all in favor, the Board ratified the Operation and Maintenance Expenditures for April 2015 (\$32,793.59) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Pond Update

Mr. Roethke presented the pond maintenance report to the Board and informed the Board that the erosion repairs that were previously approved for Briken Construction have now been completed.

Mr. Roethke presented a proposal from Aquagenix to continue monthly pond maintenance services at a slightly increased rate.

On a Motion by Mr. Noble, seconded by Mr. Woodley, with all in favor, the Board approved the proposal from Aquagenix for pond maintenance services at a cost of \$1,034.00 per month for Cordoba Ranch Community Development District.

A discussion ensued regarding creating access easements to treat pond numbers 290 and 300. The District Engineer will take a look at the neighborhood grading plan to see if there are any other additional issues with access to ponds as lots are platted and built out.

SIXTH ORDER OF BUSINESS

Landscaping Update

Mr. Roethke informed the Board that ValleyCrest switched account managers for Cordoba Ranch and there were some issues over the past couple weeks with right-of-way ditches not being mowed. These issues have since been rectified.

Mr. Karpay mentioned that the landscape architect from Standard Pacific is still working on coming up with a plan for landscape installations in the future.

SEVENTH ORDER OF BUSINESS

**Presentation of Landscape and Irrigation
Maintenance Bid Form with Pricing**

Mr. Roethke presented a completed bid form for landscape and irrigation maintenance services from ValleyCrest. If the Board was interested in running a landscape and irrigation maintenance RFP in the future, this bid form would be used from all vendors that bid on the project, and Mr. Roethke recommended using these numbers for budgeting purposes. A discussion ensued and the Board decided to go out for bid for landscape and irrigation maintenance services.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board agreed to go out for Request for Proposals for landscape and irrigation maintenance for Cordoba Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of Procedure for Windshield Stickers

Mr. Roethke presented a procedure for distributing the security system windshield stickers to the Board. Ms. Hudrlik added comments regarding the details of these procedures. A discussion ensued and Mr. Robin brought up various issues with some of the language within the document. Mr. Robin will review the language and will provide an updated document for the Board to review at the next meeting.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Website Services

Mr. Roethke presented proposals for website services to the Board, including a comparison spreadsheet containing the details of each proposal. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Karpay, seconded by Mr. Woodley, with all in favor, the Board approved the proposal from VGlobalTech for website services for Cordoba Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Procedure for Street light Outages

Mr. Roethke discussed several options for monitoring street light outages with the Board. A discussion ensued. The Board directed Mr. Roethke to work with a third party vendor for a proposal on monitoring the street light outages within the District.

On a Motion by Mr. Karpay, seconded by Mr. Woodley, with all in favor, the Board approved a not-to-exceed amount of \$50.00 per hour for monthly reporting of street light outages for Cordoba Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Presentation of District Engineer Hourly Rates

Mr. Roethke presented the hourly rates from Stantec and Bayside Engineering as per the Board's request from the previous meeting. A discussion ensued.

On a Motion by Mr. Woodley, seconded by Mr. Karpay, with all in favor, the Board approved the proposal from Stantec Engineering for District Engineering Services for Cordoba Ranch CDD, pending an agreement drafted by District Counsel for Cordoba Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2015/2016

Mr. Roethke presented the proposed budget for Fiscal Year 2015/2016 to the Board. A discussion ensued regarding the details of each line item within the budget and several line items were adjusted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2015-03, Approving Proposed Budget and Setting the Public Hearing

Mr. Roethke presented Resolution 2015-03 to the Board, approving the proposed budget for Fiscal Year 2015/2016 and setting the date, time, and location for the final budget hearing.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board adopted Resolution 2015-03 approving the proposed budget for fiscal year 2015/2016 and setting the public hearing for the final budget on July 28, 2015 at 9:30 am at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559 for Cordoba Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.
- C. District Manager
Mr. Roethke noted that the next regular scheduled meeting will be held on Tuesday, June 23, 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

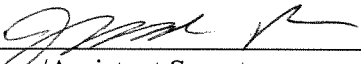
Mr. Noble asked about the police trespass affidavit. This has been taken care of.

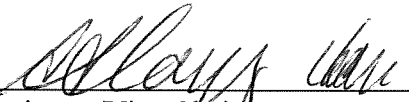
Ms. Hudrlik asked about the usage of golf carts within the community.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Noble, seconded by Mr. Woodley, with all in favor, the Board adjourned the meeting at 11:15 a.m. for Cordoba Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

