

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, July 22, 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	Board Supervisor, Chairman
Garth Noble	Board Supervisor, Vice Chairman <i>(via phone)</i>
Tim Collins	Board Supervisor, Assistant Secretary
Ryan Huey	Board Supervisor, Assistant Secretary

Also present was:

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

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. Cox noted that Mr. Huey was not present at the time of his appointment to the Board and still needs to accept the oath of office. Mr. Cox, a notary of the State of Florida, read the oath of office and Mr. Huey responded in the affirmative.

Mr. Cox informed Mr. Huey that he is eligible to receive \$200.00 per meeting, up to a maximum of \$4,800.00 per year for attending board meetings. Mr. Huey declined compensation.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on May 27, 2014

On a Motion by Mr. Karpay, seconded by Mr. Collins, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on May 27, 2014 as amended for Cordoba Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for May and June 2014

Mr. Karpay inquired about Envera's invoices and asked if the District is behind on any payments. Mr. Roethke will ensure that the District is up to date on all Envera invoices.

On a Motion by Mr. Karpay, seconded by Mr. Huey, with all in favor, the Board approved the Operation and Maintenance Expenditures for May 2014 (\$26,709.71) and June 2014 (\$23,424.70) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for New Fountain Installation

Mr. Roethke presented proposals for new fountain installation to the board. Mr. Roethke also noted that he is still working with an electrician to determine if the infrastructure is sufficient to install these new fountains. A discussion ensued. Mr. Roethke will continue to follow up with the electrician and will bring completed proposals back to a future meeting.

SIXTH ORDER OF BUSINESS

Consideration of Pond Updates

Mr. Roethke informed the board that Aquagenix started service on the ponds as of July 1st. The previous contractor has not provided any additional reporting for the last few months of service. Aquagenix has submitted a proposal to start doing some removals of cattails and other nuisance vegetation in several of the ponds throughout the District. Mr. Roethke distributed this proposal to the board. A discussion ensued regarding the previous contractor and any cattail removals in the past. Mr. Karpay would like District Staff to follow up with Armstrong Environmental to ensure that they completed any cattail removals if they were paid to do so. Regarding the Aquagenix proposal, the board asked if two additional ponds could be added to the scope: ponds 126 and 180.

On a Motion by Mr. Collins, seconded by Mr. Huey, with all in favor, the Board approved removal of cattails and other nuisance vegetation from ponds 125, 126, 130, 140, 150, 170, 180, 183, 220, 270A, 280, and 310 at a not-to-exceed amount of (\$4,500.00) for Cordoba Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Landscape Update

Mr. Roethke presented a proposal from ValleyCrest to stake 40 fallen pine trees on a berm near the front entrance of the District.

On a Motion by Mr. Karpay, seconded by Mr. Collins, with all in favor, the Board approved the proposal for staking pine trees from ValleyCrest at a cost of (\$1,703.00) for Cordoba Ranch Community Development District.

Mr. Roethke noted that an irrigation controller that was hit by lightning last month has been replaced, and was covered by insurance with a \$1,000.00 deductible.

Mr. Roethke also let the board know that the retaining wall fence near the Executive section at the north end of the District has been completed.

EIGHTH ORDER OF BUSINESS

**Ratification of Valley Crest Proposal for
Annuals**

Mr. Roethke presented a proposal from ValleyCrest for additional annuals that needs board ratification.

On a Motion by Mr. Karpay, seconded by Mr. Huey, with all in favor, the Board ratified the proposal from ValleyCrest for installation of annuals at a cost of (\$875.00) for Cordoba Ranch Community Development District.

Mr. Karpay asked District Staff to update the maintenance map to include numbers for each roundabout within the District, so that there is no confusion on any future landscaping projects.

NINTH ORDER OF BUSINESS

**Presentation of Reserve Study
(REVISED- under separate cover)**

Mr. Roethke distributed a revised version of the Reserve Study for the District. A discussion ensued. The reserve study will be referenced during future budget years as the board determines the amount of money that should be dedicated as capital reserves on the general fund budget.

On a Motion by Mr. Karpay, seconded by Mr. Collins, with all in favor, the Board accepted and filed the reserve study for Cordoba Ranch Community Development District.

TENTH ORDER OF BUSINESS

Presentation of Resolution 2014-06, Designating a Date, Time and Location for a Landowner's Meeting: Providing for Publication; Providing for an effective Date

Mr. Roethke presented Resolution 2014-06 to the board, which will set a date, time, and location for the Landowner's Election Meeting.

On a Motion by Mr. Karpay, seconded by Mr. Huey, with all in favor, the Board adopted Resolution 2014-06, setting the date, time, and location for the Landowner's Meeting as November 25th at 9:30am located at Rizzetta & Company's offices for Cordoba Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Financial Report for Fiscal Year 2012/2013 (under separate cover)

Mr. Roethke distributed the Financial Report for FY 2012/2013 to the board and noted that the Auditor's opinion was unqualified for this District and there was one instance or adverse finding reported for this District, which is related to the Debt Service Reserve Fund requirement. Mr. Robin added some additional details to this item. Essentially, there is a document that states an amended debt service reserve requirement which still needs to be fully executed by the trustee and bond holders. Mr. Robin and Mr. Roethke will follow up to ensure this is completed.

On a Motion by Mr. Karpay, seconded by Mr. Collins, with all in favor, the Board accepted the findings of the Financial Report for FY 2012/2013 for Cordoba Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin discussed the new statutory requirement regarding District Websites. He confirmed that in order to satisfy the requirement, the District must have its own website, and cannot be part of an HOA website. Mr. Roethke will bring a proposal for website services to a meeting during the next Fiscal Year.

- B. District Engineer
Mr. Amaden discussed some issues with a SWFWMD permit that needs to be transferred to the District. SWFWMD is asking for several items to be addressed before the permit transfer is finalized, however, Mr. Amaden noted that these are regular maintenance items that will be ongoing issues for the life of the District and the permit transfer should not be contingent on these minor fixes. He will continue to follow up until the permit transfer is complete.
- C. District Manager
Mr. Roethke noted that the next regularly scheduled meeting will be held on August 26, 2014 at 9:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.


FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Collins, seconded by Mr. Karpay with all in favor, the Board adjourned the meeting at 10:52 a.m. for Cordoba Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman