

**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, August 26, 2014 at 9:45 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>
Garth Noble	<b>Board Supervisor, Vice Chairman</b> <i>(via phone)</i>
Peter Winter	<b>Board Supervisor, Assistant Secretary</b>
Ryan Huey	<b>Board Supervisor, Assistant Secretary</b>

Also present was:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b> <i>(via phone)</i>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin</b> <i>(via phone)</i>
Todd Amaden	<b>District Engineer, Landmark Engineering</b> <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  
July 22, 2014**

On a Motion by Mr. Karpay, seconded by Mr. Winter, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on July 22, 2014 as amended for Cordoba Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for July 2014**

On a Motion by Mr. Winter, seconded by Mr. Karpay, with all in favor, the Board approved the Operation and Maintenance Expenditures for July 2014 (\$46,877.23) 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 and also distributed a proposal for an electrical install that will allow new fountains to function properly. A discussion ensued. Mr. Karpay would like to see a breakdown of the proposals, as well as, additional bids for the electrical portion at the next meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Pond Updates**

Mr. Roethke presented the monthly pond report from Aquagenix. Mr. Roethke noted that the cattail removals should commence within the next few weeks. No formal board action was taken.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Landscape Update**

Mr. Roethke did not have any significant landscaping issues to report to the board. A discussion took place regarding field operation services.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Hog Damage**

Mr. Roethke informed the board that there has been some hog damage recently and inquired if they would like to explore other possibilities to maintain this population. A discussion ensued, but no formal board action was taken.

**NINTH ORDER OF BUSINESS**

**Consideration of Installation of Bike  
Racks**

Mr. Roethke asked the board if they would like to install a bike rack near the front entrance of the District. Mr. Noble mentioned that he is working on this with the developer. A discussion ensued regarding the location of a possible installation. No board action was taken at this time.

**TENTH ORDER OF BUSINESS**

**Discussion Regarding Entry Lighting**

Mr. Roethke informed the board that some of the entry lights recently stopped working, including the spotlight on the entrance monument. This was replaced with a compact fluorescent bulb instead of an incandescent bulb. As per the installing electrician, this may prevent future outages, but if problems persist, we may need to inspect the fixture for other issues.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Resolution 2014-07,  
Adopting FY 2014/15 Meeting Schedule**

Mr. Roethke presented Resolution 2014-07 to the board, adopting the annual meeting schedule for 2014/15. The board decided to change the location of the meetings for the next Fiscal Year to the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd., Lutz, FL 33559.

On a Motion by Mr. Karpay, seconded by Mr. Winter, with all in favor, the Board adopted Resolution 2014-07, which set the meeting schedule for Fiscal Year 2014/15 for Cordoba Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Public Hearing of Fiscal Year 2014/15  
Budget i. Consideration of Resolution  
2014-08, Adopting Final Budget**

On a Motion by Mr. Karpay, seconded by Mr. Winter, with all in favor, the Board opened the Public Hearing for Cordoba Ranch Community Development District.

Mr. Roethke presented the Final Budget to the board and noted that it has not changed since the proposed budget was approved. There were no audience comments.

On a Motion by Mr. Karpay, seconded by Mr. Huey, with all in favor, the Board adopted Resolution 2014-08, adopting the Final Budget for Fiscal Year 2014-15 for Cordoba Ranch Community Development District.

**ii. Consideration of Resolution 2014-09,  
Imposing Special Assessments**

Mr. Roethke presented Resolution 2014-09 to the board, imposing special assessments. A discussion ensued regarding potential discrepancies on the tax roll. Mr. Roethke will confirm with the financial consulting department that all the information is accurate.

On a Motion by Mr. Winter, seconded by Mr. Huey, with all in favor, the Board adopted Resolution 2014-09, imposing Special Assessments for Cordoba Ranch Community Development District.

On a Motion by Mr. Winter, seconded by Mr. Karpay, with all in favor, the Board closed the Public Hearing for Cordoba Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Babbar gave an update on the audit issue from the last meeting which relates to the debt service reserve requirements. District Counsel has been working with Trustee Counsel on a solution, and a further update will be presented at the next month's meeting.

Mr. Karpay requested an email from District Counsel that details the current status of this issue, as well as, the total number of hours Counsel has spent working on this with Trustee Counsel. Since this is not an issue that was caused by the CDD, Mr. Karpay stated that the costs should not be billed back to the District.

B. District Engineer

Mr. Amaden discussed the resolution of the SWFWMD permit transfer to Operations and Maintenance and noted that all issues have now been resolved.

Mr. Karpay asked if any encroachment into a wetland buffer setback can take place behind a current home site. Mr. Amaden noted that there is a 30 foot buffer around the wetlands and there are parameters that do allow for some encroachment into the buffer area. Mr. Amaden will follow up with Mr. Karpay on this by the end of the week.

C. District Manager

Mr. Roethke noted that the next regularly scheduled meeting will be held on September 23, 2014 at 9:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**


There were no Supervisor requests.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Winter, seconded by Mr. Huey with all in favor, the Board adjourned the meeting at 10:37 a.m. for Cordoba Ranch Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman