

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, September 23, 2014 at 9:35 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
Ryan Huey	Board Supervisor, Assistant Secretary

Also present was:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin (via phone)
Debi Hudrlik	Standard Pacific Homes (via phone)

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
August 26, 2014**

On a Motion by Mr. Noble, seconded by Mr. Huey, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on August 26, 2014 as amended for Cordoba Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

Ms. Hudrlik commented on the current homeowner count on Envera's invoice. Mr. Roethke will follow up with Envera to ensure the number is correct.

On a Motion by Mr. Karpay, seconded by Mr. Huey, with all in favor, the Board approved the Operation and Maintenance Expenditures for August 2014 (\$22,230.19) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Proposals for New
Fountain Installation**

Mr. Roethke presented two proposals for fountain installation to the Board, as well as, two proposals for necessary electric upgrades at the fountain location. A discussion ensued regarding the details of each proposal. The Board requested that District staff confirm the extent of the electrical work involved, and that the scope of services on the fountain installation and electrical proposals do not overlap.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board approved the Proposals from Aquagenix and Mandy Electric at a not to exceed amount of (\$25,500.00) for Cordoba Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Pond Updates

Mr. Roethke presented a pond maintenance report to the Board which details the current status of each pond within the District. Mr. Roethke noted that the pond maintenance vendor has begun the cattail and dead woody material removals from the ponds last week. Discussion ensued regarding carp stocking in the ponds. The Board would like to see a proposal from Aquagenix for carp stocking at a future meeting. Mr. Roethke will provide this as soon as it is available.

SEVENTH ORDER OF BUSINESS

Landscape Update

Mr. Roethke updated the Board on any current landscaping issues within the District. Mr. Roethke is following up with ValleyCrest on the edging around the electrical boxes, the maintenance at pond 200, and some enhancement proposals to be provided. Ms. Hudrlik discussed the details of some of the proposals that ValleyCrest should be providing shortly. Mr. Karpay requested that ValleyCrest begin providing a checklist to the District that confirms all pond banks and common areas are being maintained on a regular basis. Mr. Roethke will follow up with ValleyCrest to ensure they begin providing this.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Supervision Services

Mr. Roethke presented proposals for landscape supervision services from both OLM and Rizzetta Amenity Services. A discussion ensued. The Board requested Pete Williams' attendance at the next meeting to discuss the current scope of services and options for operations services. The Board took no action on the proposals at this time.

NINTH ORDER OF BUSINESS

Ratification of Proposal for Annual Installation

Mr. Roethke presented a proposal for annual installation that requires Board ratification.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board ratified the proposal from ValleyCrest for annual installation at a cost of (\$700.00) for Cordoba Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Insurance Proposals

Mr. Roethke presented several proposals for Insurance to the Board. A discussion ensued regarding the details of each proposal. The Board was concerned regarding sinkhole coverage being excluded and would like some more options for the percentage in the hurricane deductible. Mr. Roethke will confirm the sinkhole coverage and will also request the possibility for a lower premium if the deductible is increased for the hurricane coverage.

On a Motion by Mr. Noble, seconded by Mr. Huey, with all in favor, the Board approved a not to exceed amount of (\$12,000.00) for insurance, with the final sign off on the policy details by the Board Chairman for Cordoba Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Robin provided an update to the debt service reserve requirement issue that was noted on the Fiscal Year 2012/2013 audit. The current option for a resolution is to have the Trustee send a letter to the auditor which states that they agree to the current reserve amount. Mr. Robin will keep the Board updated with the status as this progresses.
- B. District Engineer
Not present.

C. District Manager

Mr. Roethke noted that the next regularly scheduled meeting will be held on October 28, 2014 at 9:30 a.m. at the new location; Cordoba Ranch Model Center, located at 2516 Cordoba Ranch Boulevard, Lutz, Florida 33559. Meetings will be the fourth Tuesday at 9:30 a.m., at that model center.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Ms. Hudrlik asked the status of the lighting; that all of the bulbs have been replaced with LEDs. Mr. Roethke confirmed it was completed at the end of last week and advised he would follow up with the electrician. Ms. Hudrlik advised the last slab is being poured near the entry she can arrange to have the bike rack installed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Karpay, seconded by Mr. Huey with all in favor, the Board adjourned the meeting at 11:06 a.m. for Cordoba Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman