

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, June 23, 2015 at 9:32 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
Heather Jaxheimer-Mills	Board Supervisor, Assistant Secretary

Also present was:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin (via phone)
Debi Hudrlík	Standard Pacific Homes (via phone)
Todd Amaden	Landmark Engineering (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
May 26, 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 May 26, 2015 for Cordoba Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2015 (\$26,917.14) for Cordoba Ranch Community Development District.

(Ms. Jaxheimer-Mills arrived while meeting in progress at 9:34 a.m.)

FIFTH ORDER OF BUSINESS

Pond Update

Mr. Roethke reviewed the pond maintenance report with the Board. Included with the report is a proposal for aquatic plantings, which Mr. Roethke presented for the Board's review.

A discussion ensued regarding the details of this proposal. No Board action was taken at this time, but Standard Pacific may be willing to provide a contribution toward this plant installation. This proposal will be revisited at a future meeting.

SIXTH ORDER OF BUSINESS

Review of Pond Easements

Mr. Roethke reviewed a list of pond easements provided by the District Engineer with the Board. Ms. Hudrlik confirmed with the Board that there are currently no approved homeowner fences in these easements, and she will update the board if any requests are submitted in the future.

SEVENTH ORDER OF BUSINESS

Landscaping Update

Mr. Roethke updated the Board on the current status of any landscaping issues. Ms. Hudrlik mentioned that there is a section of common area behind 17920 Howsmoor Place that is in need of bahia sod. Mr. Roethke will get a proposal from Valley Crest.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for Landscaping
Maintenance Specification Development**

Mr. Roethke presented a proposal for Landscape Maintenance Specification Development, which would be an operations service for running an informal Invitation-to-Quote for landscape & irrigation maintenance. The Board took no action on this proposal at this time and it will be revisited after new landscaping installations are ready to take place by Standard Pacific.

NINTH ORDER OF BUSINESS

Consideration of Amended Entrance Gate Policies

Mr. Roethke provided amended entrance gate policies to the Board for their review. Mr. Robin added comments regarding the details of this policy document and entertained various questions from the Board. Mr. Karpay would like to include the hours that the gates will be open for construction and sales purposes. Mr. Robin will have this change made.

On a Motion by Ms. Jaxheimer-Mills, seconded by Mr. Woodley, with all in favor, the Board approved amended entrance gate policies in substantial form, with final review by the Board Chair.

TENTH ORDER OF BUSINESS

Consideration of Proposed Entrance Gate Access Sticker Policy

Mr. Roethke provided a proposed entrance gate access sticker policy to the Board for their review. Mr. Robin added comments regarding the details of this policy document.

On a Motion by Mr. Karpay, seconded by Mr. Woodley, with all in favor, the Board approved the gate access sticker policy.

ELEVENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Roethke provided the registered voter count to the Board, which is 51 as of April 15, 2015.

TWELFTH ORDER OF BUSINESS

Discussion Regarding the Usage of Golf Carts within the Community

A discussion ensued regarding the usage of the golf carts within Cordoba Ranch CDD. Ms. Hudrlik discussed potential issues with enforcement of such a policy. Mr. Robin and Ms. Hudrlik suggested incorporating this rule into the CCR's of the HOA.

A discussion ensued regarding how to handle this type of restriction. Mr. Karpay asked Mr. Roethke to research this type of policy and report to the Board if there are any other communities that have a golf cart policy. The Board agreed that the CDD should comply with all state and local laws regarding golf cart usage on county roads.

THIRTEENTH 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 (Final Budget) will be held on Tuesday, July 28, 2015 at 9:30 a.m. at the Cordoba Ranch Model Center, located at 2516 Cordoba Ranch Boulevard, Lutz, Florida 33559.

Mr. Roethke presented proposals from Site Masters and T&R painting for roundabout repair of damaged planter wall. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Woodley, seconded by Mr. Karpay, with all in favor, the Board approved the proposal from Site Masters for roundabout wall repairs at a cost of \$1,200.00.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Hudrlik asked about the status of the EPC report for wetland mitigation.

Ms. Hudrlik asked about street light outages. This is being taken care of monthly.

Ms. Hudrlik asked about additional street lighting at entrance. Mr. Noble will research.

Ms. Hudrlik asked about fence around ponds. CDD Board does not want to add a fence around any ponds.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Noble, seconded by Ms. Jaxheimer-Mills, 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