

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 28, 2015 at 9:42 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
Matt Lovo	Board Supervisor, Assistant Secretary

Also present was:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin
Tonja Stewart	StanTec
Debi Hudrik	Standard Pacific Homes

Audience

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 comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held on
June 23, 2015**

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on June 23, 2015 for Cordoba Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for June 2015

On a Motion by Mr. Lovo, seconded by Mr. Noble, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2015 (\$26,067.65) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Pond Update

Mr. Roethke reviewed the pond maintenance report with the Board. A discussion ensued regarding several pond issues. Mr. Roethke will follow up with Aquagenix on outstanding proposal requests for dead vegetation removal and aquatic plantings.

Mr. Roethke presented a proposal from Aquagenix for quarterly fountain cleaning to the Board.

On a Motion by Mr. Karpay, seconded by Mr. Woodley, with all in favor, the Board approved the proposal from Aquagenix for quarterly fountain maintenance at a cost of \$240.00 per quarter for Cordoba Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Landscaping Update

Mr. Roethke provided a general landscaping update to the Board. A discussion ensued regarding swale maintenance. Mr. Karpay confirmed that the developer is still working on a major landscaping update throughout the District.

SEVENTH ORDER OF BUSINESS

Public Hearing of Fiscal Year 2015/2016 Final Budget

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

Mr. Roethke reviewed the details of the Fiscal Year 2015/2016 Budget with the Board. A discussion ensued and Mr. Roethke entertained various questions from the audience. The Board discussed the details and options regarding the reserve study line item. The Board decided to reduce the Capital Reserve line item, with the intention to issue future bonds in order to finance major road repairs.

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

**i. Consideration of Resolution 2015-04,
Adopting the Final Budget for FY 15/16**

Mr. Roethke presented Resolution 2015-04 to the Board, which will adopt the Final Budget for Fiscal Year 2015/2016.

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board adopted Resolution 2015-04 for Cordoba Ranch Community Development District.

**i.i. Consideration of Resolution 2015-15,
Imposing Special Assessments**

Mr. Roethke presented Resolution 2015-05 to the Board, which will impose special assessments.

On a Motion by Mr. Lovo, seconded by Mr. Woodley, with all in favor, the Board adopted Resolution 2015-05 for Cordoba Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Tree Care Proposal from
ValleyCrest**

Mr. Roethke presented a tree care proposal from ValleyCrest. The Board took no action on this proposal at this time.

NINTH ORDER OF BUSINESS

**Discussion Regarding the Usage of Golf
Carts within the Community**

Mr. Roethke informed the Board that there are a few other Districts that have passed Resolutions allowing golf carts on CDD property. Mr. Robin explained the statute regarding golf cart usage on public roads. A discussion ensued. This item will be revisited after the HOA reviews their covenants regarding this matter.

TENTH ORDER OF BUSINESS

**Presentation of Audit for Fiscal Year
Ending 2014**

Mr. Roethke presented the Audit Report for Fiscal Year ending September 30, 2014 to the Board. Mr. Roethke noted that it was a clean audit. The auditor's opinion was unqualified and there were no instances or adverse findings reported for this District.

On a Motion by Mr. Lovo, seconded by Mr. Woodley, with all in favor, the Board accepted the Audit for Fiscal Year 2013/2014 for Cordoba Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Recommendation of
Audit Review Committee**

Mr. Roethke requested that the Board approve the recommendation made by the Audit Committee, which was to name Grau & Associates as the Auditor for Fiscal Year 2014/2015.

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board approved the recommendation by the Audit Committee to name Grau & Associates as the Auditor for Fiscal Year 2014/2015 for Cordoba Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin discussed the use of Cordoba Estates CDD as the name of the CDD website. The Board would like to purchase both URLs: www.CordobaEstatesCDD.com and www.CordobaRanchCDD.com for the purposes of the new CDD website.

B. District Engineer

Ms. Stewart informed the Board that she will be completing a Public Facilities Report for the District, which is a statutory requirement to be updated every 5-7 years. This will be presented to the Board at a future meeting.

C. District Manager

Mr. Roethke noted that the next regular scheduled meeting will be held on Tuesday, August 25, 2015 at 9:30 a.m. at the Cordoba Ranch Model Center, located at 2516 Cordoba Ranch Boulevard, Lutz, Florida 33559.

Mr. Roethke informed the Board that he is working with the District Engineer on finding a new vendor for the wetland mitigation and haul route maintenance and monitoring, since the current vendor is still unresponsive. Ms. Stewart will reach out to the current vendor for a response.

Mr. Roethke is also still following up with the electrical vendor to confirm that the entry gate lights are all working. Mr. Roethke also updated the Board on the status of the street light outage reporting. There was an issue where TECO did not fix a number of lights on Cordoba Ranch Blvd, but this issue has been rectified and the lights should be fixed shortly.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Hudrlik asked the District to consider a fence request from a homeowner that encroaches on a drainage easement. Ms. Stewart discussed her experiences with these issues.

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board approved the fence request for 17710 Daisy Farm Drive, Bock 22, Lot 12, pending an easement encroachment agreement to be drafted by District Counsel for Cordoba Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lovo, seconded by Mr. Noble, with all in favor, the Board adjourned the meeting at 11:33 a.m. for Cordoba Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

