

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 25, 2015 at 9:33 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
Heather Jaxheimer-Mills	Board Supervisor, Assistant Secretary
Rick Woodley	Board Supervisor, Assistant Secretary

Also present was:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Shannon Nasekos	District Coordinator, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin
Tonja Stewart	StanTec (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

No Audience was present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Audit and Regular
Meetings held on July 28, 2015**

On a Motion by Mr. Karpay, seconded by Mr. Woodley, with all in favor, the Board approved the Minutes from the Board of Supervisors' Audit and Regular Meetings held on July 28, 2015 for Cordoba Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for July 2015

On a Motion by Mr. Karpay, seconded by Mr. Woodley, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2015 (\$37,359.94) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Pond Update

Mr. Roethke presented the monthly pond report to the Board.

Included with the report are proposals for dead vegetation removal, aquatic plantings, and littoral shelf maintenance. A discussion ensued regarding the details of these proposals. Mr. Karpay would like an updated proposal for aquatic planting and maintenance to include a 3-year plan to be presented at the next meeting. The Board would like to move forward with the dead vegetation removal.

On a Motion by Mr. Woodley, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board approved the proposal for dead vegetation removal from Aquagenix at a total cost of (\$1,450.00) for Cordoba Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Landscaping Update

Mr. Roethke updated the Board on any landscaping issues. Mr. Karpay updated the Board on the status of the landscaping enhancements being provided by the developer. Mr. Karpay also asked to have the landscaper research an open area where it appears plants have been removed.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-06;
Setting Date, Time and Location and to
Authorize Publication of Notice of Public
Hearing on Rules of Procedure**

Mr. Roethke presented Resolution 2015-06, which will provide the date, time, and location for the Public Hearing on Rules of Procedure for the District. Mr. Robin reviewed some potential changes in the Rules of Procedure, including golf cart restrictions in Section 8.

On a Motion by Mr. Karpay, seconded by Mr. Woodley, with all in favor, the Board adopted Resolution 2015-06 for Cordoba Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Consent to Association's Revised Declaration of Covenants, Conditions, Restrictions and Easements of Cordoba Estates Regarding Motorized Vehicles

Mr. Roethke presented the Cordoba Estates HOA's Revised Declaration of Covenants, Conditions, Restrictions and Easements regarding motorized vehicle usage.

On a Motion by Mr. Karpay, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board consented to the Cordoba Estates HOA's Revised Declaration of Covenants, Conditions, Restrictions and Easements regarding motorized vehicles for Cordoba Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2015-07, Meeting Schedule

Mr. Roethke presented Resolution 2015-07 to the Board, which will set the meeting schedule for the next Fiscal Year.

On a Motion by Ms. Jaxheimer-Mills, seconded by Mr. Woodley, with all in favor, the Board adopted Resolution 2015-07 for Cordoba Ranch Community Development District.

TENTH ORDER OF BUSINESS

Presentation of Public Facilities Report

Mr. Roethke presented the Public Facilities Report and Ms. Stewart reviewed the details of this report with the Board.

On a Motion by Mr. Karpay, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board approved the Public Facilities Report for Cordoba Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2015-08, Determining the Appropriate Funding Source for Future Road Repaving

Mr. Roethke presented Resolution 2015-08 and Mr. Robin reviewed the details of this Resolution with the Board.

On a Motion by Mr. Karpay, seconded by Mr. Woodley, with all in favor, the Board adopted Resolution 2015-08 for Cordoba Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-09,
Amending Resolution 2015-05, Imposing
Special Assessments**

Mr. Roethke presented Resolution 2015-09 to the Board, which will revise the payment schedule for the off-roll assessments for the upcoming fiscal year.

On a Motion by Mr. Karpay, seconded by Mr. Woodley, with all in favor, the Board adopted Resolution 2015-09 for Cordoba Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Ms. Stewart mentioned that she has pond information pamphlets that can be distributed in the sales center or amenity center. Mr. Karpay will work with Ms. Stewart on this.

C. District Manager

Mr. Roethke noted that the next regular scheduled meeting will be held on Tuesday, September 22, 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 the EPC and SWFWMD reports have been completed by the vendor.

Mr. Roethke updated the Board on the status of issues with the entrance lighting. The electrician is out on site this morning to fix this issue.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests


Mr. Karpay asked about status of the CDD website. Mr. Roethke confirmed it should be completed by September 15th.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Karpay, seconded by Ms. Jaxheimer-Mills,, with all in favor, the Board adjourned the meeting at 10:09 a.m. for Cordoba Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

