

**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, October 27, 2015 at 9:34 a.m.** at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559.

Present and constituting a quorum:

Barry Karpay	<b>Board Supervisor, Chairman</b>
Garth Noble	<b>Board Supervisor, Assistant Secretary</b>
Heather Jaxheimer-Mills	<b>Board Supervisor, Assistant Secretary</b>

Also present was:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tonja Stewart	<b>StanTec (via phone)</b>
Debi Hudrlik	<b>Standard Pacific</b>
Shannon Nasekos	<b>District Coordinator, Rizzetta &amp; Company, Inc.</b>

**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' Regular Meeting held on  
September 22, 2015**

<p>On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on September 22, 2015 for Cordoba Ranch Community Development District.</p>
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**FOURTH ORDER OF BUSINESS**

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

Ms. Hudrlik mentioned a \$1,200.00 Envera invoice is in the packet, which will be reimbursed to the District by the Developer.

Mr. Noble discussed the current status of the TECO street lighting issues with the Board.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board ratified the Operation and Maintenance Expenditures for September 2015 (\$29,302.75) for Cordoba Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Pond Update**

Mr. Roethke presented the monthly pond report to the Board and a discussion ensued regarding several maintenance issues.

**SIXTH ORDER OF BUSINESS**

**Landscaping Update**

Mr. Roethke presented a brief landscape update to the Board. Mr. Roethke gave an update regarding the slope maintenance issue from last month and will follow-up with ValleyCrest for a resolution to the problem.

Mr. Noble discussed the status of the landscape renovation to be done by the developer. The plans have changed and the developer will not be doing a complete overhaul, but will still be doing some smaller landscape renovations throughout the community. Mr. Roethke will request proposals from ValleyCrest to replace the dead plant material in the traffic circles on Cordoba Ranch Blvd.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Tampa Bay Times Apology Letter**

Mr. Roethke informed the Board that the Tampa Bay Times missed a deadline when placing the ad for the Public Hearing for the Rules of Procedure. Tampa Bay Times submitted this apology letter to the District and will re-run the ads at no additional cost, and the Rules of Procedure will be adopted at the next Board meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Rules of Procedure**

This item will be continued to the next meeting.

**NINTH ORDER OF BUSINESS**

**Ratification of Proposal for Additional Street Lighting**

Mr. Roethke provided a contract for additional street lighting with TECO that requires Board ratification.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board ratified the contract with TECO for additional street lights at a cost of (\$6,105.26) for CIAC and \$122.90 per month for service for Cordoba Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**  
No report.

**B. District Engineer**

Ms. Stewart discussed some erosion issues throughout the community, and she has reached out to a vendor to provide a proposal to fix these issues. Ms. Stewart entertained various questions from the Board and recommended that the Board approve a not-to-exceed amount to allow this repair to be completed. The Board agreed.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board approved a not-to-exceed amount of (\$3,800.00) for erosion repairs on pond #110 for Cordoba Ranch Community Development District.

*(Ms. Stewart left while the meeting was in progress at 10:27 a.m.)*

**C. District Manager**

Mr. Roethke noted that the next regular scheduled meeting will be held on Tuesday, November 24, 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 CDD website is now live at <http://www.CordobaEstatesCDD.com>.

Ms. Hudrlik discussed some issues with the CDD website. Mr. Roethke will follow-up with the web developer on these issues.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**TWELFTH 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 10:30 a.m. for Cordoba Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman