

**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, November 24, 2015 at 9:35 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>
Tracy Robin	<b>District Counsel, Straley &amp; Robin</b> <i>(via phone)</i>
Tonja Stewart	<b>StanTec</b> <i>(via phone)</i>
Debi Hudrlik	<b>Cal Atlantic</b> <i>(via phone)</i>
Shannon Nasekos	<b>District Coordinator, Rizzetta &amp; Company, Inc.</b>
Clif Fischer	<b>District Manager, 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  
October 27, 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 October 27, 2015 for Cordoba Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

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

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board ratified the Operation and Maintenance Expenditures for October 2015 (\$53,015.17) for Cordoba Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Pond Update**

Mr. Roethke reviewed the monthly pond inspection report for the Board and a discussion ensued regarding several maintenance issues.

**SIXTH ORDER OF BUSINESS**

**Landscaping Update**

Mr. Roethke reviewed landscaping issues, noting those issues reported by Operations Manager, Tyree Brown, to ValleyCrest. A discussion ensued with the Board requesting to see any updates from the landscaper regarding the issues addressed.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from ValleyCrest for Landscape Enhancements**

Mr. Roethke presented a proposal from ValleyCrest for landscape installations to the traffic circles and islands throughout the community. A discussion ensued regarding the details of this proposal.

On a Motion by Mr. Karpay, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board approved a not-to-exceed amount of (\$10,000.00) for plant installations by ValleyCrest, with final approval by Board Chair for Cordoba Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Public Hearing for Rules of Procedure**

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

Mr. Roethke and Mr. Robin reviewed the updated Rules of Procedure. There were no audience members in attendance and a brief discussion ensued from the Board.

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

Mr. Roethke presented Resolution 2016-01 to the Board, which will adopt the updated Rules of Procedure.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board adopted Resolution 2016-01 adopting the Rules of Procedure for Cordoba Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Ms. Stewart discussed the status of the recently approved erosion repair.

Ms. Stewart discussed potential roadway repairs with the Board. The Board discussed options for funding these repairs. District Staff will provide recommendations at a future meeting.

**C. District Manager**

Mr. Roethke noted that the next regular scheduled meeting will be held on Tuesday, December 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 Clif Fischer will be taking over as District Manager moving forward.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Noble informed the Board that the street lights have been fixed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board adjourned the meeting at 10:24 a.m. for Cordoba Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman