

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, March 22, 2016 at 9:30 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, Assistant Secretary
Kelly Evans	Board Supervisor, Assistant Secretary <i>(joined the Board after being sworn in)</i>

Also present was:

Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin

FIRST ORDER OF BUSINESS

Call to Order

Mr. Fischer called the meeting to order and read roll call. Mr. Robin stated that the Board could appoint Ms. Evans to the Board to establish a quorum, prior to any Business items being discussed.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors appointed Kelly Evans as Board Supervisor for Cordoba Ranch Community Development District.

Mr. Fischer administered the oath of office to Ms. Evans, who swore and affirmed to the oath as read. He provided her with documentation regarding the District and forms that need to be completed and submitted to the appropriate entities. Mr. Robin briefed Ms. Evans regarding the responsibilities and statutory requirements, ethics laws, etc. of serving on the Board.

Mr. Fischer presented the letter of resignation from Heather Jaxheimer-Mills.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors accepted the resignation of Heather Jaxheimer-Mills as Board Supervisor for Cordoba Ranch Community Development District.

SECOND ORDER OF BUSINESS

Audience Comments

It was noted that there were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on January 26, 2016

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors approved the Minutes from the Board of Supervisors' Meeting held on January 26, 2016, as presented, for Cordoba Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for January and February 2016

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for January 2016 (\$26,152.66) and February 2016 (\$26,929.23) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2016-02, Re-Designating Officers

The Board indicated that it wished to keep the same slate of officers with the exceptions of the asst. Secretaries which will reflect the recent changes to the Board.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board of Supervisors approved Resolution 2016-02, appointing Barry Karpay as Chairman, Garth Noble as Vice Chairman, and Kelly Evan, Rick Woodley, Matt Huber, and Clifton Fischer as Assistant Secretaries for Cordoba Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2016-03, Authorizing Trespass Enforcement

Mr. Fischer spoke regarding ongoing issues with trespassing and steps that have been taken to alleviate the situation. A brief discussion was held regarding Resolution 2016-03, which authorizes the Sheriff's Office to trespass individuals failing to abide by District policies.

Mr. Fischer informed the Board of an old cow fence gate that is broken and people are accessing the mitigation area through it. The Board concurred with replacing the gate and requested that "no trespassing" signage be installed in the area. Mr. Fischer will work with Mr. Noble on this matter.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board of Supervisors approved Resolution 2016-03, in substantial form and authorized Management to submit the document to the Hillsborough County Sheriff's office once finalized, authorizing them to enforce the trespassing policies for Cordoba Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of LLS Tax Solutions
Engagement Letter**

The Board acknowledged the execution of the Engagement Letter from LLS Tax Solutions to complete the arbitrage calculations for the Series 2006 Bonds.

Mr. Fischer responded to a question regarding the possibility of reissuing bonds, noting that the District is not sufficiently built out to warrant this now.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present.

C. Field Operations Manager

Mr. Fischer reviewed the monthly report and informed the Board that the landscaper has been asked to replace the plants that did not do well and he has been working with the resident, who has expressed concern with the Bahia grass and the grading of a section of District land behind his home. Mr. Noble is researching the grading issue.

A request was made that the landscape report provide more detail in terms of the location of items noted in the report. A brief discussion ensued regarding how the report is used to hold the landscaper accountable and specific items that the Board would like to see addressed, enhancements needed, as well as, the timing for going out to bid for landscape services.

On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board of Supervisors authorized Staff to go out to bid for landscape enhancements and approved a not-to-exceed amount of \$20,000 for the project for Cordoba Ranch Community Development District.

Mr. Fischer stated that he anticipates having landscaping service proposals available for the April meeting.

Mr. Fischer addressed the aquatic report and steps that have been taken to remediate the concerns and a brief discussion ensued. He stated that the District will be receiving an additional invoice for a treatment applied by Blue Aquatics at the request of Aquagenix. A request was made that the agenda book contain a copy of the pond map encompassing all ponds within the District.

D. District Manager

Mr. Fischer reminded the Board that the next meeting is scheduled for April 26, 2016 at 9:30 a.m. and reviewed the anticipated discussion items.

A brief discussion ensued regarding oak trees that have been installed in the swale and whether or not they should be moved and if not who should maintain them. It was decided not to include the maintenance of these trees in the bid documents and do an addendum if the trees are not moved. The cost

NINTH ORDER OF BUSINESS


**Supervisor Requests and Audience
Comments**

There were no Supervisor requests put forward at this time.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board adjourned the meeting at 10:26 a.m. for Cordoba Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman