

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 23, 2016 at 1:00 p.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

Also present was:

Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin, & Vericker

FIRST ORDER OF BUSINESS

Call to Order

Mr. Fischer called the meeting to order and read roll call confirming a quorum for the meeting.

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 Appointing Replacement Supervisors

This item was tabled until further notice.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held on
July 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 July 26, 2016, as presented, for Cordoba Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for May and
July 2016**

On a Motion by Mr. Noble, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for July 2016 (\$49,072.25) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2016/2017
Budget**

On a Motion by Ms. Evans, seconded by Mr. Karpay, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2016/2017 final budget for Cordoba Ranch Community Development District.

Mr. Fischer confirmed that the public hearing had been advertised in the local paper and notices mailed to property owners as per statutory requirements. He noted that now changes were made to the budget since approved in its preliminary form.

Mr. Fischer noted that there were no members of the general audience in attendance.

On a Motion by Mr. Noble, seconded by Ms. Evans, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2016/2017 final budget for Cordoba Ranch Community Development District.

On a Motion by Mr. Noble, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved Resolution 2016-06, adopting the fiscal year 2016/2017 budget totaling \$1,117,859.48 (O & M -\$467,322, Reserves -\$50,000, and Debt Service - \$600,537.48) for Cordoba Ranch Community Development District.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors approved Resolution 2016-07, imposing assessments to fund the fiscal year 2016/2017 budget for Cordoba Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of resolution 2016-08,
Designating a Secretary**

Mr. Fischer explained that with Mr. Williams' pending retirement, Rizzetta & Company, Inc. has reorganized some of its management positions. The next few resolutions address the internal changes at the district level. Rizzetta is recommending that Eric Dailey be appointed as Secretary.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors approved Resolution 2016-08, appointing Eric Dailey as Secretary for Cordoba Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of resolution 2016-09,
Designating a Treasurer**

Rizzetta is recommending that Joe Kennedy be appointed as Treasurer.

On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved Resolution 2016-09, appointing Joe Kennedy as Treasurer for Cordoba Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of resolution 2016-10,
Designating an Assistant Treasurer**

Rizzetta is recommending that Shawn Wildermuth be appointed as Assistant Treasurer.

On a Motion by Ms. Evans, seconded by Mr. Karpay, with all in favor, the Board of Supervisors Resolution 2016-10, appointing Shawn Wildermuth as Assistant Treasurer for Cordoba Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2016-11,
Setting the Meeting Schedule for Fiscal
Year 2016/2017**

The Board indicated that it would like to continue meeting on their current schedule of the fourth Tuesday of each month at 9:30 a.m.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors approved Resolution 2016-11, setting the meeting schedule for fiscal year 2016/2017 as the fourth Tuesday of each month at 9:30 a.m. at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559 for Cordoba Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposal for New
Landscape Install at the Front Entrance**

A brief discussion was held regarding the proposal and a request made to endure the Crepes are multi-trunked.

.On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$10,000 for the landscape enhancements at the front entrance for Cordoba Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Series 2006 Arbitrage
Report dated 6-30-16**

It was stated that there was no negative arbitrage over the reporting period.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors accepted the Series 2006 Arbitrage Report dated June 30, 2016 for Cordoba Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Discussion Regarding Scope of Service for
RFP for Management Services**

Mr. Babbar reviewed proposals for management services received from DPF, Jim Ward, Severn Trent, and Wrathell Hunt, noting that all of the companies are qualified and his firm has experience working with all of them. He responded to Board questions regarding the various firms. A brief discussion ensued regarding the amount currently budgeted for next year.

.On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board of Supervisors authorized Staff and Counsel to enter into contract negotiations with Severn Trent for District Management Services for Cordoba Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel**
No Report.
- B. **District Engineer**

Not present.

C. Field Operations Manager

A brief discussion was held regarding the report and concerns with palm fronds blocking street lights. The Board asked that Staff share the report with the HOA Manager and discuss those items that the District will address and which ones they would like to see amenities do.

D. District Manager

Mr. Fischer informed the Board that he received a notice from Tampa Electric that based on usage they will be sending an invoice for an additional security deposit. He will advise the Board once received.

Mr. Fischer stated that the proposal for the grates has been approved and should be installed shortly.

Mr. Fischer stated that the next meeting is scheduled for September 27, 2016.

FOURTEENTH ORDER OF BUSINESS

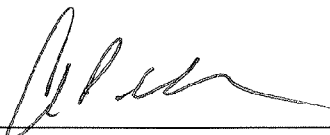
**Supervisor Requests and Audience
Comments**

There were no Supervisor requests put forward.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board adjourned the meeting at 10:41 a.m. for Cordoba Ranch Community Development District.
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Secretary/Assistant Secretary



Chairman/Vice Chairman