



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Meeting March 4, 2019

**District Office:
12750 Citrus Park Lane, Suite 115
Tampa, Florida 32625
813.933.5571**

www.connertonwestcdd.org

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
AGENDA
March 4, 2019 at 4:00 p.m.

At Club Connerton located at 21100 Fountain Garden Way, Land O Lakes, FL 34638.

District Board of Supervisors	Stewart Gibbons	Chairman
	Richard Dombrowski	Vice Chairman
	James Jackson	Assistant Secretary
	Ryan Becwar	Assistant Secretary
	Roy Gilmore III	Assistant Secretary
District Manager	Greg Cox	Rizzetta & Company, Inc.
District Attorney	Alyssa Willson	Hopping Green & Sams, P.A.
District Engineer	Jordan Schrader	Clearview Land Design, P.L..

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE · 12750 CITRUS PARK LANE, SUITE 115 TAMPA, FL 33625
www.connertonwestcdd.org

Board of Supervisors
Connerton West Community
Development District

February 25, 2019

AGENDA

Dear Board Members:

The Connerton West Community Development District regular meeting of the Board of Supervisors will be held on **Monday, March 4, 2019 at 4:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on February 4, 2019 Tab 1
 - B. Consideration of Minutes of the Audit Committee Meeting held on February 4, 2019 Tab 2
 - C. Consideration of Operation and Maintenance Expenditures for January 2019 Tab 3
 - D. Ratification of Requisitions Construction Services 1-2 Tab 4
 - E. Ratification of Requisitions Capital Improvement 32-34.... Tab 5
- 4. BUSINESS ITEMS**
 - A. Field Inspection Report Tab 6
 - B. Landscape Report/Proposals Tab 7
 - C. Monthly Irrigation Report Tab 8
 - D. Monthly Aquatic Service Update (under separate cover)
 - E. Discussion of Bond Re-Funding Projects
 1. Funding Status Update
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Financial Status Update
 2. Action Item List Tab 9

- 6. AUDIENCE COMMENTS
- 7. SUPERVISOR REQUESTS
- 8. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Greg Cox
Greg Cox
District Manager

cc: Alyssa Willson, Hopping Green & Sams, P.A.

Tab 1

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.

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, February 4, 2019 and called to order at 6:06 p.m.** at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Stewart Gibbons	Board Supervisor, Chairman
Richard Dombrowski	Board Supervisor, Vice-Chairman
James Jackson	Board Supervisor, Assistant Secretary
Ryan Becwar	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company
Alyssa Willson	District Counsel, Hopping Green & Sams, P.A.
Jordan Schrader	District Engineer, Clearview Land Design
David O'Brien	District Engineer, Clearview Land Design
George Woods	Representative, CLM
Chris Smith	Representative, CLM
Gail Huff	Representative, Ballenger Irrigation

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. George Blanchette inquired about the roadway sharing with bicycles markings.

Mr. Gary Allenbaugh inquired about newspapers thrown in streets and wildlife warning signage.

Mr. Brian Evans commented about the use of golf carts in the community.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
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Ms. Felicia Tielli commented about the use of golf carts in the community and the status of the bond refinancing projects.

Mr. Brian Teleum asked about the unfinished sidewalks in the community.

Mr. Darrel Davis asked about the playground status.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
January 7, 2019**

Mr. Cox presented the meeting minutes of the Board of Supervisors' meeting held on January 7, 2019. The Board made minor changes to the agenda.

On a Motion by Mr. Becwar, seconded by Mr. Jackson, with all in favor, the Board of Supervisors unanimously approved the minutes of the Board of Supervisors' Meeting held on January 7, 2019, as amended, for the Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
December 2018**

Mr. Cox presented the Operations and Maintenance expenditures report for December 2018.

On a Motion by Mr. Dombrowski, seconded by Mr. Becwar, with all in favor, the Board of Supervisors unanimously ratified the payment of the Operations and Maintenance expenditures for December 2018 in the amount of \$96,559.70, for the Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Deeb Change Order
#26**

On a Motion by Mr. Dombrowski, seconded by Mr. Becwar, with all in favor, the Board of Supervisors unanimously ratified Deeb Change Order #26, for the Connerton West Community Development District.

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SIXTH ORDER OF BUSINESS

Consideration of Construction Requisitions 22-31

On a Motion by Mr. Dombrowski, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors unanimously ratified Construction Requisitions 22-31, for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Appointments for Seat 4

The Board considered four applicants for the vacant Supervisor position and selected Roy Gilmore III to fill the vacant seat #4 with a term of office of 2018-2022. Others considered were Phil Calabria, Jack Giunta, James Kyle (withdrew), Donald Machovoe II (not present), Scott Morris.

On a Motion by Mr. Dombrowski, seconded by Mr. Becwar, with all in favor, the Board of Supervisors appointed Roy Gilmore III to vacant seat 4 with a term of 2018-2022, for the Connerton West Community Development District.

Mr. Gilmore was administered the Oath of Office by Mr. Cox and Ms. Willson provided a brief explanation of Sunshine Laws, use of emails and basic Ethics Laws to Mr. Gilmore and the Board.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2019-04; Designating Officers

Mr. Cox presented Resolution 2019-04, Designation of Officers and explained its purpose and content. Mr. Dombrowski nominated Mr. Gibbons as Chairman and no other nominations were made. Mr. Gibbons nominated Mr. Dombrowski as Vice-Chairman and Mr. Gilmore nominated Mr. Jackson as Vice-Chairman. A Board election was held for the Vice-Chairman selection and by a show of hands Mr. Jackson received 2 votes, Mr. Dombrowski received 3 votes. With that, Mr. Dombrowski was elected as Vice-Chairman. Mr. Cox explained that the remaining Board Supervisors along with himself and Ms. Angel Montagna, with Rizzetta, would be appointed as Assistant Secretaries.

On a motion by Mr. Dombrowski, seconded by Mr. Becwar, with all in favor, the Board adopted Resolution 2019-04; Designating Officers, for the Connerton West Community Development District.

NINTH ORDER OF BUSINESS

Field Inspection Report

Mr. Cox presented the Field Inspection Report to the Board and Mr. Woods and Mr. Smith, with CLM, provided an update of the recent landscape work.

The Board approved a proposal from CLM to remove 640 sf of sod adjacent to the tunnel and to replace the sod with river rock for \$5,150.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
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On a Motion by Mr. Jackson, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors unanimously approved the CLM proposal #17 CLM to remove 640 sf of sod adjacent to the tunnel and to replace the sod with river rock for \$5,150, for the Connerton West Community Development District.

Mr. Cox removed proposals #19 (Blue Mist Median) and #20 (Connerton Blvd. washout repair) for consideration at a later date.

The Board considered a CLM proposal for St. Augustine installation (\$4,255) and a Ballenger proposal for irrigation installation (\$3,100) at the cul de sac circle at Pearl Crescent. The Board requested staff to prepare an inventory of cul de sac circles in the community that have and do not have St. Augustine sod and also asked staff to research whether or not the developer should have put St. Augustine sod in the circle from the beginning.

TENTH ORDER OF BUSINESS

Monthly Irrigation Report

The Board received an irrigation update from Ms. Huff, with Ballenger Irrigation. Mr. Jackson informed Ms. Huff of the location of broken sprinkler heads.

ELEVENTH ORDER OF BUSINESS

Monthly Aquatic Report

The Board reviewed the submitted aquatic maintenance report from Cardno.

TWELFTH ORDER OF BUSINESS

Discussion of Bond Re-Funding Projects

The Board approved a not-to-exceed amount of \$45,000 for the drainage and grading work at the Rose Cottage area playground site along with a not-to-exceed amount of \$7,500 for the supporting survey and geotechnical work required.

On a Motion by Mr. Dombrowski, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors unanimously approved a not-to-exceed amount of \$45,000 for the drainage and grading work at the Rose Cottage area playground site along with a not-to-exceed amount of \$7,500 for the supporting survey and geotechnical work required, for the Connerton West Community Development District.

The Board requested, for the next meeting, a funding status update for the refunding projects.

The Board received an update from Mr. Cox regarding the willingness of the company that damaged the irrigation main to provide boring support for the Jasmine Abbey entrance lighting effort, thanks to the work of Stan.

THIRTEENTH ORDER OF BUSINESS

Ratification of Bill of Sale

Mr. Schrader presented and explained the Bill of Sale for parcels adjacent and east

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
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of Blue Mist Parkway in the construction of Connerton Village Two Parcel 218 Phases 1A and 2A.

On a Motion by Mr. Dombrowski, seconded by Mr. Becwar, with all in favor, the Board ratified the Bill of Sale as presented, for the Connerton West Community Development District.

The Board requested that the District Engineer reach out to the County to get information regarding their position regarding the addition of roadway markings for roadway sharing (with bicycles) as well as wildlife warning signage.

FOURTEENTH ORDER OF BUSINESS Presentation of Statutory
Requirements for Website

The Board reviewed the statutory requirements for the District Website along with items that are currently included on the website that are not required. The Board approved to proceed with the Option #2 in the ADA SC proposal for making the CDD website ADA accessible. The Board also approved to have the non-required website items initially removed for the purposes of making the site accessible with the option of adding items back in over time, depending upon costs and other factors.

On a Motion by Mr. Becwar, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors unanimously approved to proceed with the Option #2 in the ADA SC proposal for making the CDD website ADA accessible, for the Connerton West Community Development District.

FIFTEENTH ORDER OF BUSINESS Discussion of Golf Carts Usage and
the CDD Involvement

The Board reviewed the topic of golf cart usage on the roads within the community along with the current statutes related to the topic. The Board concluded that the CDD had no authority to approve or disapprove the use of golf carts on the roadways at this time and that any regulation of this activity would be under the purview of local law enforcement as they see necessary and that the Board did not intend to pursue any requests for enforcement from any law enforcement agency.

SIXTEENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Willson discussed the topic of Board members interacting unilaterally with vendors on site, without full Board consent, and asked the Board to consider if this was something the Board wished to continue or not. The Board members discussed that it was preferred that if a Board member perceives there is an issue with a vendor, the Board member should work through staff to get the issue resolved, unless the issue was an urgent / emergency situation requiring immediate resolution.

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The Board also discussed the possibility of having a "CDD 101" session for the Board since there were now two new Board members on the Board.

B. District Engineer

No report.

C. District Manager

Mr. Cox reminded the Board the next regular meeting is scheduled for March 4, 2019 at 6:00 p.m. at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Mr. Cox reviewed the monthly financials and the action item list with the Board.

SEVENTEENTH ORDER OF BUSINESS

Audience Comments

The Board heard additional audience comments related to the missing sidewalks; the thought of having a playground near the clubhouse; concerns that the Board members need to listen to the residents and concerns over the discussion of golf cart use in the community.

Mr. Joe Cammarota provided comments regarding the flowers needed near the Publix entrance; the need for painting maintenance on end caps (Jasmine Abbey) and the weeds in the annuals recently planted on Pleasant Plains.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Jackson inquired about the plants at Picket Fence Court and Scrolled Gate Court.

Mr. Becwar inquired about the possibly of putting a small playground at the Clubhouse.

NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Becwar, seconded by Mr. Dombrowski, with all in favor, the Board adjourned the meeting at 8:40 p.m. for the Connerton West Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Committee 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.

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Review Committee Meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, February 4, 2019 and called to order at 6:00 p.m.** at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Stewart Gibbons	Committee Member
Richard Dombrowski	Committee Member
James Jackson	Committee Member
Ryan Becwar	Committee Member

Also present were:

Greg Cox	District Manager, Rizzetta & Company
Alyssa Willson	District Counsel, Hopping Green & Sams, P.A.

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration to Include Price as a
Criterion**

Mr. Cox presented the options for the proposed request for auditing services and asked the Committee if they would prefer to keep the inclusion of price for the service provided as one of the criteria for consideration or to remove it.

On a Motion by Mr. Dombrowski, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors unanimously approved to Include Price as a Criterion for the Audit Services Request for Proposal, for the Connerton West Community Development District.
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CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
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THIRD ORDER OF BUSINESS

Consideration of Audit Proposal Instructions

On a Motion by Mr. Gibbons, seconded by Mr. Becwar, with all in favor, the Board of Supervisors unanimously approved the Audit Proposal Instructions, for the Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Audit Evaluation Criteria

On a Motion by Mr. Dombrowski, seconded by Mr. Becwar, with all in favor, the Board of Supervisors unanimously approved the Audit Evaluation Criteria, for the Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Audit Advertisement

On a Motion by Mr. Becwar, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors unanimously approved the Audit Advertisement, for the Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Becwar, seconded by Mr. Dombrowski, with all in favor, the Board adjourned the Audit Committee meeting at 6:05 p.m. for the Connerton West Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 3

Connerton West Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operations and Maintenance Expenditures January 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2019 through January 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$160,198.51**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District
Paid Operation & Maintenance Expenditures
January 1, 2019 Through January 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ballenger & Company, Inc.	002339	18577	Irrigation Maintenance 12/18	\$ 7,396.00
Ballenger & Company, Inc.	002339	18586	SWFWMD Meter Reading/Irrig Pump Station 12/18	\$ 1,300.00
Ballenger & Company, Inc.	002339	18591	Replaced Decoder 12/18	\$ 75.00
Ballenger & Company, Inc.	002368	18543	Irrigation Repairs Due To Gas Co Boring	\$ 3,065.00
Capital Land Management Corporation	002340	204657	December Rotation of Annuals 12/18	\$ 10,000.00
Capital Land Management Corporation	002346	204741	Landscape Maintenance 01/19	\$ 22,000.00
Capital Land Management Corporation	002354	204780	Installed Mulch & Pine Straw 01/19	\$ 48,200.00
Cardno, Inc.	002361	266688	Monthly Lake Management 11/18	\$ 3,530.00
Cardno, Inc.	002361	267685	Monthly Lake Management 12/18	\$ 3,530.00
Clearview Land Design, P. L.	002369	19-00013	Engineering Services 12/18	\$ 855.00
Connerton Community Association, Inc.	002355	201824	Salary Reimbursement 12/18	\$ 2,390.00
Decorating Elves, Inc.	002341	121718	Repairs/Additional Lights - Due to Vandalism 12/18	\$ 924.00
Decorating Elves, Inc.	002349	10158	Holiday Lighting & Decorations-Balance due 12/18	\$ 9,610.25
Hopping Green & Sams	002363	104837	General Counsel/Monthly Meeting 11/18	\$ 1,276.72
James Jackson	002358	JJ010719	Board of Supervisors Meeting 01/07/19	\$ 200.00
Jeremy R. Cohen	002347	120518 Cohen	Off Duty Patrols 12/05/18	\$ 350.00
Jeremy R. Cohen	002347	121218 Cohen	Off Duty Patrols 12/12/18	\$ 200.00
Jerry Richardson	002345	1174	Monthly Hog Removal Service 12/18	\$ 800.00
Jerry Richardson	002372	1188	Monthly Hog Removal Service 01/19	\$ 800.00
K. Johnson's Lawn & Landscaping, Inc.	002352	15855	Woodline Cutbacks to Entire Bike Trail 12/18	\$ 1,600.00
K. Johnson's Lawn & Landscaping, Inc.	002370	15864	Mowing of Connerton Bike Trail 01/19	\$ 700.00
Kevin Eric Hamilton	002351	120118 Hamilton	Off Duty Patrols 12/01/18	\$ 200.00
Kevin Eric Hamilton	002351	121518 Hamilton	Off Duty Patrols 12/15/18	\$ 200.00
Mobile Mini, Inc.	002342	9005492701	Acct# 10023746 Mobile Storage Rental 12/26/18-01/12/19	\$ 203.03
Mobile Mini, Inc.	002364	9005657108	Acct# 10023746 Mobile Storage Rental 1/13/19-2/9/19	\$ 203.03

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2019 Through January 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County	002353	Pasco Water Summary 12/18	Water Summary 12/18	\$ 220.35
Pasco County	002365	Pasco Water Summary 12/18 A	Water Summary 12/18 A	\$ 47.33
Patrick J. Elmore	002350	122018 Elmore	Off Duty Patrols 12/20/18	\$ 200.00
Patrick J. Elmore	002350	123118 Elmore	Off Duty Patrols 12/31/18	\$ 200.00
Richard A. Dombrowski	002356	RD010719	Board of Supervisors Meeting 01/07/19	\$ 200.00
Rizzetta & Company, Inc	002343	INV0000037469	District Management Fees 01/19	\$ 6,283.33
Rizzetta & Company, Inc	002366	INV0000037874	Annual Dissemination Agent Fee FY 18/19	\$ 7,000.00
Rizzetta Technology Services, LLC	002344	INV0000004018	Email & Website Hosting Services 01/19	\$ 175.00
Ryan Becwar	002360	RB010719	Board of Supervisors Meeting 01/07/19	\$ 200.00
Stahl & Associates	002371	41355023 03/21/19	Utility Bond For WREC #41355023 19/20	\$ 1,512.00
Stahl & Associates	002371	41355024 03/21/19	Utility Bond For WREC #41355024 19/20	\$ 983.00
Stewart Gibbons	002357	SG010719	Board of Supervisors Meeting 01/07/19	\$ 200.00
Suncoast Pool Service	002373	4982	Fountain Service 01/19	\$ 250.00
Times Publishing Company	002359	721563 12/18	Acct# 119853 Legal Advertising 12/18	\$ 88.00
Withlacoochee River Electric Cooperative	002367	Electric Summary Bill- 12/18	Electric Summary Bill-12/18	\$ 23,031.47
Report Total				<u>\$ 160,198.51</u>

Tab 4

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 PLAYGROUND & TRAILS CONSTRUCTION ACCOUNT
REQUISITION RECAP FOR BOARD APPROVAL
ON MARCH 4, 2019**

REQUISITION NO.	PAYEE	AMOUNT
1	Clearview Land Design PL	\$6,706.95
2	Hopping Green and Sams	\$1,055.50

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE, SUITE 115 · TAMPA, FLORIDA 33625

February 20, 2019

U.S. BANK NATIONAL ASSOCIATION

Connerton West Capital Improvement Revenue and Refunding Bonds, Series 2018A-1 & 2018A-2

Corporate Trust Services

Attention: Barry Knack

60 Livingston Avenue, 3rd Floor

EP-MN-WS3T

St. Paul, MN 55107

RE: Capital Improvement Revenue and Refunding Bonds, Series 2018A-1 & 2018A-2
Requisitions for Payment

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's Construction Trust Account.

PLEASE EXPEDITE PAYMENT TO PAYEE(S) AS FOLLOWS:

A) CLEARVIEW AND HOPPING GREEN VIA USPS

REQUISITION NO.	PAYEE	AMOUNT
1	Clearview Land Design, P.L.	\$6,706.95
2	Hopping Green and Sams	\$1,055.50

If you have any questions regarding this request, please do not hesitate to call me at (813) 933-5571. Thank you for your prompt attention to this matter.

Sincerely,
CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT

Greg Cox
District Manager

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

MEMORANDUM

TO: Jordan Schrader, **Clearview Land Design, P.L.**
Richard Dombrowski, **Vice-Chairman**

FROM: Daniel Metz/Gregory Cox
Connerton West Community Development District

DATE: February 18, 2019

RE: Series 2018A Construction Requisition(s) Approval - # CR1-2

Enclosed is (are) construction requisition(s) for the above referenced District.
Please review the requisition(s) and upon your approval, sign the designated area(s)
and forward the requisition(s) to Richard Dombrowski.

Richard, upon your review and approval, sign the designated area(s) and forward the
requisition(s) back to the District Office at the following email address for final processing:

Dmetz@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 933-5571.

Thank You.

Clearview Land Design, P.L.	\$6,706.95
Hopping Green & Sams	\$1,055.50

Tab 5

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 CONSTRUCTION ACCOUNT
REQUISITION RECAP FOR BOARD APPROVAL
ON MARCH 4, 2019**

REQUISITION NO.	PAYEE	AMOUNT
32	Clearview Land Design PL	\$200.00
33	Deeb Construction & Dev.	\$287,585.73
34	Hopping Green and Sams	\$1,936.40

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE, SUITE 115 · TAMPA, FLORIDA 33625

February 20, 2019

U.S. BANK NATIONAL ASSOCIATION

Connerton West Capital Improvement Revenue and Refunding Bonds, Series 2018-1 & 2018-2

Corporate Trust Services

Attention: Barry Knack

60 Livingston Avenue, 3rd Floor

EP-MN-WS3T

St. Paul, MN 55107

RE: Capital Improvement Revenue and Refunding Bonds, Series 2018-1 & 2018-2
Requisitions for Payment

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's Construction Trust Account.

PLEASE EXPEDITE PAYMENT TO PAYEE(S) AS FOLLOWS:

A) CLEARVIEW AND HOPPING GREEN VIA USPS

B) DEEB CONSTRUCTION & DEVELOPMENT VIA UPS

REQUISITION NO.	PAYEE	AMOUNT
32	Clearview Land Design, P.L.	\$200.00
33	Deeb Construction & Development	\$287,585.73
34	Hopping Green and Sams	\$1,936.40

If you have any questions regarding this request, please do not hesitate to call me at (813) 933-5571. Thank you for your prompt attention to this matter.

Sincerely,
CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT

Greg Cox
District Manager

Tab 6

CONNERTON WEST

FIELD INSPECTION REPORT



February 7, 2019

Rizzetta & Company

John R Toborg – Sr. Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary, General Comments, Connerton Blvd.

Summary, General Updates, Recent & Upcoming Maintenance Events

- ❑ During the month of March, all Bahia & Bermuda turf shall receive an application of 24-0-11 fertilizer & a pre-emergent herbicide. Additionally, all Ornamentals and Palms shall receive applications of 8-10-10 & 8-2-12+4Mg fertilizers, respectively.
- ❑ **Beginning March 1, mowing returns to weekly!**
- ❑ Make sure all active fire ant mounds are being treated throughout the property and that once the mound is dead, it is raked out to re-expose the turf beneath.
- ❑ Time is running out to have all mosses (Ball & Spanish) removed from all CDD-maintained trees up to a 15' height and smaller trees (Crapes, Bald Cypress, East Palatka Hollies, etc.) in their entirety (up to 15'). This needs to be completed prior to deciduous trees pushing out new spring growth.

The following are action items for Capital Land Management (CLM) to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff.

1. Continue treating the declining Coontie Palms along the south side of Connerton Blvd., however, the dead material needs to be removed and disposed of. (Pic 1) **Pest control notified**



4. On The Connerton Blvd. median directly across from Rose Cottage, inspect some of the turf for chinch bug damage. Make sure they are eradicated prior to spring. **Pest control notified**
5. Make sure the Flax Lily on the Connerton Blvd. roundabout does not have rust fungus. Treat accordingly, if present. Remove all dead growth. Did the Connerton Blvd. roundabout receive new Pine Straw? It appears not. **Pest control notified, Roundabout will have pine straw Monday**
6. Eradicate all weeds between the black aluminum fencing and the tops of the tunnels. This is where the Confederate Jasmine was planted along the fence line. **Crew notified**

2. Remove dead growth from the Saw Palmetto beds on the north side of Connerton Blvd. west of Symphony. **Team notified**
3. **There is a cluster of irrigation valve boxes with a combination of missing or broken lids that need to be replaced. There are several throughout the community ... this particular photo was taken approaching Rose Cottage from the west. (Pic 3>)**



Connerton Blvd. West To East, Blue Mist, The Gardens, Butterfly Kiss

7. Continuing east on Connerton Blvd., make sure all weeds are being treated in the turf along the south ROW over the tunnel area and leading down to Shady Pavilion north. **Pest control notified**
8. Eradicate (pull) weeds in the landscape beds on the Shady Pavilion north entrance. **Crew notified**
9. Remove suckers from some Hollies and Oaks along the Gardenia Glen fence line approaching Blue Mist. **Crew notified**
10. Hand remove dead weeds from beneath Pines along the GG fence line. **Crew notified**
11. In the same area as Item No. 10, remove any dead material (Schillings/Walter's Viburnum). **Crew notified**
12. At the triangular end cap island at the Connerton Blvd./Blue Mist roundabout, remove remaining Flax Lily and add mulch as necessary. **Crew notified Bill and invoice**
13. The small trees on the above roundabout may require an application of liquid copper or other fungicide to help rid it of ball mosses so these trees are able to produce a flush of growth in the spring. **Pest control notified**
14. Turning into the Gardens, the turf on the entrance berm does not appear to be as green and healthy as turf elsewhere. **Is this turf getting the same amount of irrigation frequency and duration as well as fertilizer applications as other areas?** **Pest control notified**
15. **If this is an old irrigation repair on Pearl Crescent, it needs to be brought back to its original condition and the street needs to be cleaned up.** Add mulch afterwards, as necessary. (Pic 15>) **crew notified**
16. **A new sidewalk extension is being built on Billowy Jaunt Dr. Will the developer be re-installing turf adjacent to the concrete?**
17. Remove tall weeds from behind the Podocarpus at the NW corner of Storybrook Park. **Crew notified**
18. In the middle of Storybrook Park, on the west side, remove dead material in the Jasmine bed. Also toward the soccer park area, inspect some of the brown ornamental grasses and cut and drench as necessary. When will all ornamental grasses be cut back? **Crew notified will start 2/24/19**
19. **The Southern Red Cedar still needs to be replaced under warranty at the Butterfly Kiss Pocket Park. I have contacted the Landscape Architects.**
20. I'm even more concerned over the color and condition of the turf on Butterfly Kiss cul-de-sac than I am of that at the Garden's entrance on Wonderment. CLM to sample the soil and prescribe a treatment program to improve this turf. Make sure nothing else is at play here. **Pest control notified**
21. Remove tall weeds on the Briske Morning side of the Pond bank "J". **Crew notified**
22. Remove completely diminished plants at each end of the parking lot running through Storybrook Park. The gravel and shell has taken its toll on these plants. **Crew notified**



Soccer Field, Jasmine Abbey, Gardenia Glen South, Passive Porch

23. The bed of the perimeter plantings of Sandankwa Viburnum surrounding the soccer park needs to be defined and soft-edged per spec. **Crew notified**
24. On the north side of the east/west walkway through Storybrook Park, trim down all Petite Salmon Oleander between beds of Ornamental Grasses. **Crew notified**
25. Remove weeds from the Gardens entrance median near the annual beds. **Crew notified**
26. The Azaleas at Jasmine Abbey may also require a fungicide treatment AFTER they are done blooming. I've noticed a lot of lichen growth prohibiting proper leaf development. **Pest control notified**
27. **Annuals at the Jasmine Abbey sign wall are not thriving like they are elsewhere. These need to last so let's make sure they are getting proper water and monthly fertilizers, per spec.**
28. Jack Frost at Jasmine Abbey also needs to be trimmed. **Crew Notified**
29. Continue to spot treat broadleaf weeds in the Jasmine Abbey Park. They seem to be increasing. (Pic 29) **Pest control notified**
30. Re-stake a leaning Holly on the west side of the south Gardenia Glen entrance. **Crew notified** (Pic 30>)
31. CLM hopes to have equipment brought out (perhaps as early as the week after this inspection) to chip up all debris produced from the street tree lifting project. **This is being scheduled**
32. Much of the plants on the south side of Shady Pavilion are chlorotic. Does the fertilizer here need to be altered? **Pest control notified**
33. At the intersection of Passive Porch and PPP, remove dead growth in Flax Lily. **Crew notified**
34. Treat the dollar weed on the PPP median turf. **Pest control notified**
35. **Lagerfeld annuals are also not thriving. They resemble those at Jasmine Abbey noted in Item No. 27.**
36. Trim Viburnum on the inside of the walls at Cressida & Lagerfeld. It also needs to be level. **Crew notified**
37. Inspect the turf on the outbound ROW of Westerland at PPP. Will this old chinch bug damage fill in? **Pest control notified**
38. Purple Fountain Grass in Magnolia Park needs to be cut to low mounds when all other grasses are cut. **Crew notified**
39. Continue to tip Awabuki in Magnolia Park. **Crew Notified**



Magnolia Park, Garden Party Park

40. Remove dead weeds from the NW corner of Magnolia Park. **Crew notified**

41. Remove dead growth form African Iris on Wild Plum cul-de-sac and remove weeds from the Mexican Petunia beds. Soft-edge the bed. Treat the turf here with some TLC to get it back into shape. **Crew and pest control notified**

42. Eradicate the weeds from the pavers in Garden Party Park. **Crew notified**

43. **The backflow preventer on the west side of GPP still has a lot of weeds around it. (Pic 43)**
Will be completed 2/24/19



44. There are a lot of fire ant mounds in GPP. **Pest control notified**

45. Remove Torpedograss from the Fakahatchee Grasses at the south end of the totlot in GPP. **Crew and pest control notified**

46. Can the turf at the SW curve of GP Dr. heading back toward Westerland be saved? Is this being shaded out or is the damage being caused by foot traffic? **Pest control notified**

47. CLM to diagnose and treat accordingly a large patch of turf where Garden Party Dr. & Westerland split. **Is this getting water? Pest control notified** (Pic 47>)

48. It was reported F&P were notified concerning the Sunshine Ligustrum on the Arbors north median. But what was the outcome?

49. Podocarpus is beginning to turn yellow on the Arbors north median. CLM to diagnose and treat accordingly. **Pest control notified**



Proposals

2. We received a proposal from CLM to correct the erosion on the back side of a sunken ground vault in front of EP-2. It was quite involved with a 3-sided block retaining wall. I'd like them to also provide a cost for a simple re-grading at a more gradual slope on the back side and re-installing (and perhaps pinning) new Bahia turf. There is another one farther west that will involve even less work to correct. (Pic 1)



2. CLM to provide a proposal to eradicate dead patches of turf and remove material in squared off pieces, bring fill as required to bring the area back to being level and re-install new St. Augustine turf. This is on the south ROW of Connerton Blvd. in front of the lake on the west side of Gardenia Glen north. (Pic 2)



3. At the NE corner of this cul-de-sac, there seems to have been some past operation that left the area rather rough and irregular. CLM to bring this area back to grade and install new St. Augustine as necessary. Install & Invoice. (Pic 3)



4. Both CLM & Ballenger & Co., Inc. to provide proposals to eradicate the existing turf/weeds in the eyebrow island on Swiss Chard Circle and replace with a shade tolerant variety of St. Augustine turf (overhead Pines) and a fully operating irrigation system. (Pic 4)



5. CLM to provide a proposal to relocate the Flax Lily from the Forget-me-not and incoming side of PPP at the FMN roundabout to the other two beds to fill in the bare spots and replace the Flax Lily with Lime Sizzler Firebush, 3 Gal., FULL plants, 30" o.c.



Proposals

6. On the Westerland side of Magnolia Park, CLM to provide a proposal to eradicate a large patch of existing poor turf and replace with St. Augustine. New turf needs to be cut in to appear at grade. (Pic 6)



7. On the north side of Magnolia Park there are two sections of Awabuki Viburnum that have a few scraggly plants that will never amount to much. CLM to Install and Invoice 5-7 total, 3-Gal. Plants.



Tab 7



Connerton West CDD Monthly Report

March. 2019

		Date Scheduled		Date Scheduled
	<u>Mow</u>		<u>Mulch/Pine Straw</u>	
Connerton Blvd W-Fluorish Dr	Monday	Mar 11,25	April	
Pleasant Plains W-Wonderment Way	Tuesday	Mar 12,26	October	
Westerland Dr-CH and Other areas	Wednesday	Mar 13,27		
	Thursday	Mar 14,28	<u>Palm Trimmings</u>	December, Aug
	Friday			
	<u>Detail Day</u>		<u>Annuals</u>	
Connerton Blvd W-Fluorish Dr	1	Mar 4,18	March	
Pleasant Plains W-Wonderment Way	2	Mar 5,19	June	
Westerland Dr-CH and Other areas	3	Mar 6,7,20,21	September	
			December	
	<u>Fertilization</u>		<u>Proposals</u>	
	St. Augustine		concrete repairs	
	Bahia		fertilizer application	
	Zoysia		Damaged Annuals	
	Bermuda			
8N-2P205-12K20+4Mg 1.5# 364 lbs	Palms			
	Ornamentals			
	<u>Deficiencies</u>		<u>Bush Hog Ponds</u>	
	St. Augustine nutrients		NONE	
	<u>Needs Special Attention</u>		<u>Problem Areas</u>	
	Bermuda nematodes		Bermuda	
	Bermuda at Soccer Field		Juniper	



PROPOSAL



#25

Date: 2/19/19

PROPERTY: Connerton CDD (Swiss Chard Circle)

SCOPE OF WORK:

- Eradicate and remove 3400 sq ft of mixed grass.
- Remove any excess dirt so that new sod is not elevated above curb.
- Install 3400 sq ft of new St. Augustine sod.

Grand Total \$ 3,910

Payment due within 15 days of completion of the above proposed work.

If there are any questions, please contact me at your earliest convenience.

An acceptance of this proposal within 30 days shall constitute a contract between us. Beyond 30 days the above prices are subject to review.

Date of Acceptance _____

Estimated By: George Woods

Signature

George Woods

Signature:



PROPOSAL



#26

Date: 2/19/19

PROPERTY: Connerton CDD (For get me not Round about)

SCOPE OF WORK:

- Remove all existing Flax Lilly, relocate to either side of the round about entrance and exit islands to fill bare spots in existing Flax Lilly beds.
- Install (228) 3gal. Fire-bush at 30" on center.

Grand Total \$ 4,265

Payment due within 15 days of completion of the above proposed work.

If there are any questions, please contact me at your earliest convenience.

An acceptance of this proposal within 30 days shall constitute a contract between us. Beyond 30 days the above prices are subject to review.

Date of Acceptance _____

Estimated By: George Woods

Signature

George Woods

Signature:

Tab 8



Ballenger & Company, Inc. - 2335 64th Pl. N. St. Petersburg, FL 33702

Irrigation Management Specialists

Telephone 727-520-1082

Fax 727-330-3698

gail@ballengerirrigation.com

IRRIGATION REPORT

DATE: February 25, 2019

PROJECT: Connerton – Land O’Lakes

RE: Irrigation System

Routine maintenance was conducted throughout the month and any alarms detected by the Hunter IMMS software were addressed as quickly as possible. Between January 21st and February 24th two decoders were replaced. The D56 decoder was still under warranty, but the Wonderment Way 21 decoder was out of warranty.

Dean worked with Stan and the contractor installing the new gas lines on several occasions to flag existing valves and mainlines in the hopes of preventing any future issues.

In addition to routine maintenance, the following issues were addressed throughout the month:

2/6 – Dean re-inspected the sprinklers in the park on Savory Walk Drive after reports of broken sprinklers and pop-ups laying on their sides. He didn’t find anything broken or out of alignment but did replace several clogged nozzles.

2/8 – New turf installed along alley east of Club Connerton. Dean re-checked the sprinklers to make sure nothing was damaged and the zone was programmed for new turf.

2/8 – Dean spent 4 hours repairing drip in bed along exit side of Wonderment Way.

2/11-2/13 – Valve boxes throughout the site were inspected and repaired/replaced.

2/19- Stan reports a mainline leak on the south side of PPP, west of Savory Walk. Dean closes 4” gate valve on north side of the road and lets it dry out. Once it is dry enough to start digging, he finds a drip filter with a cracked collar.

Unfortunately, this is an unusual part and we need to order the entire filter. In the meantime, we remove the collar from the filter for zone E68 so we can get the 2 rotor zones on the south side of PPP and the drip bed at the entrance to The Groves fully operational. As soon as the new filter comes in, we will re-assemble the drip filter for E68 using the new collar and turn the zone back on.

2/20 – New annuals at Club Connerton. Dean inspects drip tube and we program for new annuals.

2/20- Dean and Wes on site to repair mainline leak in center island of PPP.

The ET sensor located on the Hunter ACC controller in Wonderment Way recorded 2.87” of ET and 3.72” of rain between January 21st and February 24th. There were four significant rainfall events of over 0.25”, the greatest occurring on January 27th when 1.8” of rain fell at the site. The site was shut down for a total of 13 days to take advantage of what nature provided. There were several mornings when temperatures dipped into the mid-30s, so there is the possibility of cold damage in some areas.

Both pump stations were fully operational throughout the month. The Board should give consideration to replacing the touch screen on the EPI pump station. The existing screen is fully operational, but it is only a matter of time before the company stops making a screen that is compatible with this model. It would be better to have a spare screen on hand than to have to upgrade the entire system when this screen fails.



Cracked collar from filter enclosure.

Tab 9

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
1/23/2017	O&M	Replace Up-Lighting at Throughout	District Manager	Manny Cermeno	TBD	Work still pending at the Jasmine Abbey Entrance
11/6/2017	O&M	Replace Rose Cottage Area Playground	Greg	TBD	TBD	Bond Project list. Work in Progress.
11/6/2017	O&M	Add Playground to Garden Party Park	Greg	TBD	TBD	Bond Project list. Waiting on Rose Cottage Playground
11/6/2017	Admin	Wetland Clearing 8440 Westerland	District Manager	TBD	TBD	Trespass signs removed. Vegetation Growing in.
3/5/2018	O&M	Extend the Nature Trails per Refunding Agreement	District Engineer	Cardno	TBD	Cardno Working on Project - Update at Meeting.
9/24/2018	O&M	Place Sealant on Paint in Roadway	Stan	NA	3/4/2018	Lennar getting proposal to seal over paint on roads
10/23/2018	O&M	Repair Sidewalks	Rick Schappacher	TBD	3/4/2019	Waiting Until New Year and New Insurance Provider
Landscape Projects						
Completed						
5/1/2018						
2/6/2017						
10/23/2018						