



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Meeting May 6, 2019

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

www.connertonwestcdd.org

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
AGENDA
May 6, 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

April 29, 2019

AGENDA

Dear Board Members:

The Connerton West Community Development District regular meeting of the Board of Supervisors will be held on **Monday, May 6, 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 April 1, 2019 Tab 1
 - B.** Consideration of Minutes of the Audit Committee Meeting held on April 1, 2019 Tab 2
 - C.** Consideration of Operation and Maintenance Expenditures for March 2019 Tab 3
 - D.** Consideration of Construction Requisitions 35-41 Tab 4
 - E.** Consideration of Construction Requisitions 3-7 Tab 5
- 4. BUSINESS ITEMS**
 - A.** Discussion of Assessment Allocation for Parcels 208 and 209
 - B.** Consideration of Appointment for Seat #5 Tab 6
 - C.** Consideration of Resolution 2019-05; Designation of Officers Tab 7
 - D.** Field Inspection Report Tab 8
 - E.** Landscape Update
 - F.** Monthly Irrigation Report Tab 9
 - G.**
 - a. Status of EP-1 Pump
 - b. Consideration of Connect Zone Pipe Leak Proposal Tab 10
 - H.** Monthly Aquatic Service Update
 - I.** Discussion of Bond Re-Funding Projects
 - a. Funding Status Update
 - J.** Consideration of Playground Proposals Tab 11
 - K.** Consideration of Wildlands Conservation Agreement Tab 12
 - L.** Discussion of Stan Zuercher Position Tab 13
 - M.** Presentation of Registered Voter Count Tab 14
 - N.** Consideration of Resolution 2019-07; Regarding County Owned Property Tab 15

- O. Presentation of Fiscal Year 2019-2020 Proposed Budget . Tab 16
- P. Consideration of Resolution 2019-06; Adopting Fiscal Year
2019-2020 Proposed Budget & Setting
Public Hearing Date Tab 17
- 5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - 1. Financial Status Update
 - 2. Action Item List Tab 18
- 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, April 1, 2019 and called to order at 6:39 p.m.** at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Richard Dombrowski	Board Supervisor, Vice Chairman
James Jackson	Board Supervisor, Assistant Secretary
Roy Gilmore	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A.
Jordan Schrader	District Engineer, Clearview Land Design
	(via conf. call)
David O'Brien	District Engineer, Clearview Land Design
	(via conf. call)
John Toborg	Field Services Manager, Rizzetta & Company
George Woods	Representative, CLM
Mark Ballenger	Representative, Ballenger Irrigation
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. John Beuter addressed the Board regarding the improper use his side yard (8326 Bluevine Sky Drive) as an access for the landscape contractor. He explained that there is a stormwater drain at this location but there is no easement next to his house.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
April 1, 2019 - Minutes of Meeting
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Mr. Joe Cammarota addressed the Board regarding flowers needed on the median at the entrance near Publix.

Mr Brian Kucera asked the Board about the possibility of adding a crosswalk near Publix and the need to fix the landscape lights on the back side of the Gardens monument sign.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Ryan Becwar

On a Motion by Mr. Dombrowski, seconded by Mr. Jackson, with all in favor, the Board of Supervisors unanimously accepted the resignation of Supervisor Ryan Becwar from Seat #5 with a term of 2018-2022, for the Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on March 4, 2019

Mr. Cox presented the meeting minutes of the Board of Supervisors' meeting held on March 4, 2019.

On a Motion by Mr. Jackson, seconded by Mr. Gilmore, with all in favor, the Board of Supervisors unanimously approved the minutes of the Board of Supervisors' Meeting held on March 4, 2019, as presented, for the Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February 2019

Mr. Cox presented the Operations and Maintenance expenditures report for February 2019.

On a Motion by Mr. Dombrowski, seconded by Mr. Jackson, with all in favor, the Board of Supervisors unanimously ratified the payment of the invoices in the February 2019 Operations and Maintenance expenditures report in the amount of \$85,060.42, for the Connerton West Community Development District.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

April 1, 2019 - Minutes of Meeting

Page 3

SIXTH ORDER OF BUSINESS

**Consideration of DEEB Change Order
#27**

On a Motion by Mr. Dombrowski, seconded by Mr. Jackson, with all in favor, the Board of Supervisors unanimously ratified DEEB Change Order #27, for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

Field Inspection Report

Mr. Toborg presented his Field Inspection Report to the Board. There was a discussion regarding the need to have the potable water whips placed into the appropriate "boxes" possibly with the assistance of Steve Gamm. The Board also discussed having a pond bank on Briske Morning Avenue regraded by SiteMasters.

The Board reviewed landscape proposals from CLM.

On a Motion by Mr. Dombrowski, seconded by Mr. Gilmore, with all in favor, the Board of Supervisors unanimously approved the CLM proposal #9 (Oak tree Replacement - \$1,730.00), for the Connerton West Community Development District.

On a Motion by Mr. Dombrowski, seconded by Mr. Jackson, with all in favor, the Board of Supervisors unanimously approved the CLM proposals #11 (Cypress trees - \$2,180.00), #12 (Cypress tree - \$1,090.00), #13 (\$1,090.00) and #14 (Cypress tree - \$1,090.00), for the Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Monthly Irrigation Report

The Board received an irrigation update from Mark Ballenger and Gail Huff, with Ballenger Irrigation. Mr. Gilmore requested that they check for an irrigation issue at the round-a-bout near the clubhouse.

Mr. Ballenger provided the Board with a status of the EP-1 irrigation pump leak. Following the discussion, the Board requested the topic be tabled until the next meeting to see what happens with the current leak. The Board tabled a Ballenger proposal for \$3,400 for irrigation zone installation for annuals at Lagerfield. The Board approved a proposal to purchase a replacement touch screen for the EPI pump station.

On a Motion by Mr. Dombrowski, seconded by Mr. Jackson, with all in favor, the Board of Supervisors unanimously approved the Ballenger proposal for a replacement touch screen for the EPI Pump Station in the amount of \$2,664.00, for the Connerton West Community Development District.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

April 1, 2019 - Minutes of Meeting

Page 4

NINTH ORDER OF BUSINESS

Discussion of Bond Re-Funding Projects

Mr. Cox provided the Board with an update of the drainage work on playground near the Rose Cottage. He explained that the silt fencing had been installed and was awaiting inspection. Mr. Jordan indicated that the work should go on for another 3 weeks.

Mr. Cox informed the Board that Stan Zuercher had successfully accomplished getting the boring completed under the entrance roadway at Jasmine Abbey and that the lighting upgrade work can be initiated.

Mr. Cox provided the Board with an update of the funding status for the bond re-funding projects.

TENTH ORDER OF BUSINESS

Consideration of Playground Proposals (under separate cover)

Mr. Cox presented two proposals from two separate vendors for a playground install at the Rose Cottage site. The Board asked for Mr. Gilmore to take the lead in the review of the proposals and the work and bring information back to the Board that might be considered at the May meeting.

ELEVENTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation for Auditor Services

On a Motion by Mr. Dombrowski, seconded by Mr. Jackson, with all in favor, the Board of Supervisors unanimously accepted the Audit Committee's Recommendation of McDirmit Davis as the number one proposer for audit services, for the Connerton West Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Pay Increase for Stan Zuercher

Mr. Cox introduced a proposal from the HOA to give Mr. Zuercher a 5% pay increase and to reapportion the share the CDD pays to 20 hours per week vs. the current 15 hours. The Board tabled the discussion and requested staff to research to verify the how the pay is shared.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Van Wyk provided an update to the Board.

B. District Engineer

Mr. Schrader provided an update to the Board.

C. District Manager

Mr. Cox reminded the Board the next regular meeting is scheduled for May 6, 2019 at 4:00 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.

Mr. Cox presented a proposal to have a cell phone tower (possibly 2) on CDD property and explained the revenues that would be expected from this arrangement. Mr. Van Wyk reviewed some of the issues that would need to be resolved with such an arrangement. The Board tabled the topic until more information and alternatives could be obtained.

FOURTEENTH ORDER OF BUSINESS

Audience Comments

Mr. Joe Cammarota asked about installing flowers at the cul-de-sac.

Mr. Brian Kucera inquired about how long it takes to see progress with the refunding projects such as the completion of the nature trails and the playground.

Mr. Pete Rundel inquired about the playground.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Jackson requested that staff begin the process of informing the community that there was another vacant seat on the Board and that bios should be gathered again using the same process as before so the Board could consider them at the May 6, 2019 meeting.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Jackson, seconded by Mr. Gilmore, 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, April 1, 2019 and called to order at 6:31 p.m.** at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Richard Dombrowski	Committee Member
James Jackson	Committee Member
Roy Gilmore	Committee Member

Also present were:

Greg Cox	District Manager, Rizzetta & Company
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A.

Audience	Present
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FIRST ORDER OF BUSINESS	Call to Order
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Mr. Cox called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS	Audience Comments
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There were no audience comments.

THIRD ORDER OF BUSINESS	Ranking of Proposals for Auditing Proposals
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The committee members considered audit service proposals from Berger, Toombs, Elam, Gaines & Frank; Grau & Associates and McDirmit Davis. The committee members scored the proposals according to the weighted criteria. Berger, Toombs, Elam, Gaines & Frank received the highest total score of 262 points and was ranked as the number one (1) proposer, Grau & Associates and McDirmit Davis were tied with total points of 261 each.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
April 1, 2019 - Minutes of Meeting
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On a Motion by Mr. Dombrowski, seconded by Mr. Gilmore, with all in favor, the Audit Committee unanimously ranked the Berger, Toombs, Elam, Gaines & Frank proposal, with the highest total score of 262 points, as the number one (1) proposal and Grau & Associates and McDirmit Davis, tied with a total points of 261 each as number two (2), for the Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

**Recommendation to Connerton West
CDD Board Supervisors**

On a Motion by Mr. Dombrowski, seconded by Mr. Jackson, with all in favor, the Audit Committee unanimously recommended that the CDD Board of Supervisors approve Berger, Toombs, Elam, Gaines & Frank for auditing services, for the Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dombrowski, seconded by Mr. Gilmore, with all in favor, the Audit Committee adjourned the meeting at 6:39 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

Operation and Maintenance Expenditures March 2019 For Board Approval

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

The total items being presented: **\$118,213.04**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2019 Through March 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger & Company, Inc.	002400	19056	Irrigation Maintenance 02/19	\$ 7,210.00
Ballenger & Company, Inc.	002400	19065	SWFWMD Meter Reading/Irrig Pump Station 02/19	\$ 1,300.00
Capital Land Management Corporation	002417	205070	Fertilization Bermuda & Palms 02/19	\$ 3,200.00
Capital Land Management Corporation	002417	205101	Plant Installation 03/19	\$ 1,947.00
Capital Land Management Corporation	002422	205071	Landscape Maintenance 03/19	\$ 22,000.00
Cardno, Inc.	002401	269304	Quarterly Mitigation V1 & Monthly Maintenance V2 Ph 1	\$ 4,050.00
Cardno, Inc.	002401	269313	Monthly Lake Management 01/19	\$ 3,530.00
Cardno, Inc.	002423	270456	Monthly Lake Management 02/19	\$ 3,530.00
Cardno, Inc.	002423	270635	Phase 5218B MonthlyV2 Ph1 Maintenance 02/19	\$ 1,900.00
Clearview Land Design, P. L.	002402	19-00355	Engineering Services 01/19	\$ 3,090.00
Connerton Community Association, Inc.	002410	201904	Salary Reimbursement 02/19	\$ 2,390.00
Hopping Green & Sams	002404	105690	General Counsel/Monthly Meeting 01/19	\$ 8,934.04
James Jackson	002416	JJ030419	Board of Supervisors Meeting 03/04/19	\$ 200.00
Jeremy R. Cohen	002411	021119 Cohen	Off Duty Patrols 02/11/19	\$ 350.00
Jeremy R. Cohen	002411	022119 Cohen	Off Duty Patrols 02/21/19	\$ 200.00
Jerry Richardson	002427	1208	Monthly Hog Removal Service 03/19	\$ 800.00
K. Johnson's Lawn & Landscaping, Inc.	002424	16006	Mowing of Connerton Bike Trail 03/19	\$ 700.00
Kevin Eric Hamilton	002415	021719 Hamilton	Off Duty Patrols 02/17/19	\$ 200.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2019 Through March 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kevin Eric Hamilton	002415	022719 Hamilton	Off Duty Patrols 02/27/19	\$ 200.00
Land Assessment Services, Inc.	002419	01886-00951	Sampling/Chemical Testing Event No.19	\$ 4,250.00
Land Assessment Services, Inc.	002419	01893-00951	Sampling/Chemical Testing Event No.19	\$ 1,510.00
Mobile Mini, Inc.	002426	9005979560	Acct# 10023746 Mobile Storage Rental 03/10/19-04/06/19	\$ 203.03
Pasco County	002406	Pasco Water Summary 02/19	Water Summary 02/19	\$ 109.20
Pasco County	002420	Pasco Water Summary 02/19 A	Water Summary 02/19 A	\$ 47.33
Patrick J. Elmore	002412	021819 Elmore	Off Duty Patrols 02/18/19	\$ 200.00
Patrick J. Elmore	002412	022719 Elmore	Off Duty Patrols 02/27/19	\$ 200.00
Rizzetta & Company, Inc	002407	INV0000039157	District Management Fees 03/19	\$ 6,283.33
Rizzetta Technology Services, LLC	002408	INV0000004190	Email & Website Hosting Services 03/19	\$ 175.00
Roy Gilmore III	002414	RG030419	Board of Supervisors Meeting 03/04/19	\$ 200.00
Site Masters of Florida, LLC	002418	030719-1	Deposit for Rose Cottage Playground Drainage 03/19	\$ 15,800.00
Stewart Gibbons	002413	SG030419	Board of Supervisors Meeting 03/04/19	\$ 200.00
Suncoast Pool Service	002428	5112	Fountain Service 03/19	\$ 250.00
Times Publishing Company	002405	741771 02/22/19	Acct# 119853 Legal Advertising 02/22/19	\$ 104.80
Times Publishing Company	002425	754760 03/15/19	Acct# 119853 Legal Advertising 03/15/19	\$ 95.20
Withlacoochee River Electric Cooperative Inc.	002421	Electric Summary Bill- 02/19	Electric Summary Bill-02/19	<u>\$ 22,854.11</u>
Report Total				<u>\$ 118,213.04</u>

Tab 4

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018-1 & 2018-2 CONSTRUCTION ACCOUNT
REQUISITION RECAP FOR BOARD APPROVAL
ON MAY 6, 2019**

REQUISITION NO.	PAYEE	AMOUNT
35	Clearview Land Design PL	\$1,910.00
36	Deeb Construction & Dev.	\$551,809.60
37	Ferguson Waterworks	\$93,433.64
38	GeoPoint Surveying Inc.	\$3,500.00
39	Hopping Green and Sams	\$212.00
40	Clearview Land Design PL	\$600.00
41	Deeb Construction & Dev.	\$387,048.78

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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

March 29, 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) DEEB CONSTRUCTION & FERGUSON WATERWORKS VIA UPS**
B) ALL OTHERS VIA USPS

REQUISITION NO.	PAYEE	AMOUNT
35	Clearview Land Design, P.L.	\$1,910.00
36	Deeb Construction & Development	\$551,809.60
37	Ferguson Waterwoks	\$93,433.64
38	GeoPoint Surveying, Inc.	\$3,500.00
39	Hopping Green and Sams	\$212.00

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: March 06, 2019

RE: Series 2018 Construction Requisition(s) Approval - # CR35-39

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.	\$1,910.00
Deeb Construction	\$551,809.60
Ferguson Waterworks	\$93,433.64
GeoPoint Surveying, Inc.	\$3,500.00
Hopping Green and Sams	\$212.00

Tab 5

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018-A-1 & 2018-A-2 PLAYGROUND & TRAILS CONSTRUCTION
ACCOUNT
REQUISITION RECAP FOR BOARD APPROVAL
ON MAY 6, 2019**

REQUISITION NO.	PAYEE	AMOUNT
3	Clearview Land Design PL	\$53.74
4	Connerton West	\$4,925.00
5	Hopping Green and Sams	\$344.50
6	Cardno Inc.	\$5,105.00
7	Hopping Green and Sams	\$595.50

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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

March 28, 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**
- B) CONNERTON WEST DEPOSIT INTO S2018 CONSTRUCTION ACCOUNT**

REQUISITION NO.	PAYEE	AMOUNT
3	Clearview Land Design, P.L.	\$53.74
4	Connerton West	\$4,925.00
5	Hopping Green and Sams	\$344.50

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: March 06, 2019

RE: Series 2018A Construction Requisition(s) Approval - # CR3-5

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.	\$53.74
Connerton West CDD	\$4,925.00
Hopping Green & Sams	\$344.50

CONNERTON WEST CDD
FORM OF REQUISITION FOR SERIES 2018

The undersigned, an Authorized Officer of Connerton West Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as successor in trust to Wachovia Bank, National Association (the "Trustee"), dated as of November 1, 2004 (the "Master Indenture"), as amended and supplemented by the Fifth Supplemental Indenture from the District to the Trustee, dated as of April 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

March 06, 2019

- (A) Requisition Number: **3**
- (B) Name of Payee: **Clearview Land Design**
1213 E. 6th Avenue
Tampa, FL 33605
- (C) Amount Payable: **\$53.74**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Invoice # 19-00356 for Professional Services.**
- (E) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2018 Construction Account**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid or this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT

BY: 
CHAIRMAN OR VICE-CHAIRMAN

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE AND CAPITALIZED
INTEREST REQUESTS ONLY**

If this requisition is for a disbursement for other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer attached as an Exhibit to the Fifth Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

BY: 
DISTRICT ENGINEER





Clearview

LAND DESIGN, P.L.

Clearview Land Design
1213 E. 6th Avenue
Tampa, Florida 33605
813-223-3919

Connerton West CDD
Connerton West CDD Accounts Payable
CONNERTON WEST CDD
5844 Old Pasco Road, Suite 100

Invoice number 19-00356
Date 02/15/2019

Project **Connerton West CDD**

Terms: Net 30

Engineering Services

Description	Contract Amount	Percent Complete	Total Billed	Remaining Percent	Prior Billed	Current Billed
Rose Cottage Playground Area						
CDD-CW-007 Rose Cottage Playground Area ROW Use Permit	6,500.00	100.00	6,500.00	0.00	6,500.00	0.00
CDD-CW-008 Rose Cottage Playground Inspections	5,500.00	0.00	0.00	100.00	0.00	0.00
CDD-CW-009 Rose Cottage Playground Certifications	3,500.00	0.00	0.00	100.00	0.00	0.00
CDD-CW-010 Rose Cottage Playground Engineering Supervision	2,500.00	0.00	0.00	100.00	0.00	0.00
Subtotal	18,000.00	36.11	6,500.00	63.89	6,500.00	0.00
Total	18,000.00	36.11	6,500.00	63.89	6,500.00	0.00

Rose Cottage Playground Area

CDD-CW-000R Reimbursables

Reimbursable Expenses

American Courier Express

02/13/2019

Courier Services

Order 270068 to Pasco County Utilities Dept

Rose Cottage Playground Area subtotal

Billed Amount

53.74

53.74

Invoice total

53.74

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
18-12161	11/15/2018	3,250.00				3,250.00	
18-12434	12/10/2018	1,300.00			1,300.00		
19-00015	01/18/2019	1,951.95		1,951.95			
19-00356	02/15/2019	53.74	53.74				
	Total	6,555.69	53.74	1,951.95	1,300.00	3,250.00	0.00

**CONNERTON WEST CDD
FORM OF REQUISITION FOR SERIES 2018**

The undersigned, an Authorized Officer of Connerton West Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as successor in trust to Wachovia Bank, National Association (the "Trustee"), dated as of November 1, 2004 (the "Master Indenture"), as amended and supplemented by the Fifth Supplemental Indenture from the District to the Trustee, dated as of April 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

March 06, 2019

- (A) Requisition Number: **4**
- (B) Name of Payee: **Connerton West CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544**
- (C) Amount Payable: **\$4,925.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Reimbursement to Connerton West S2018-1 Construction Account for Cost Paid on Req CR7 Towards Playgrounds & Trails Project.**
- (E) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2018 Construction Account**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid or this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.


The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

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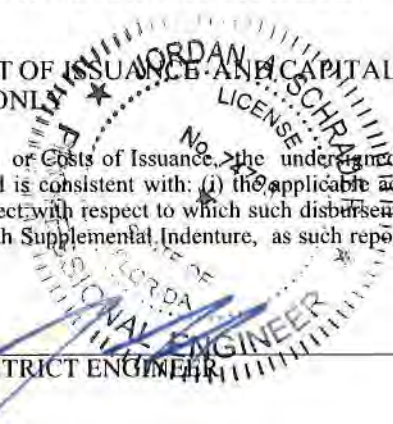
CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT

BY: 
CHAIRMAN OR VICE-CHAIRMAN

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE AND CAPITALIZED
INTEREST REQUESTS ONLY**

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BY: 
DISTRICT ENGINEER



M.C. Building Services LLC

917 W. Virginia Ave

Tampa, FL 33603

813-244-0238

mlcermeno@gmail.com

INVOICE

INVOICE # 4163

DATE 07/12/2018

DUE DATE 07/12/2018

BILL TO

Connerton West CDD

5844 Old Pasco Rd

Suite 100

Westley Chapel, FL 33544

SHIP TO

Connerton West CDD

Pasco County

Please detach top portion and return with your payment.

ACTIVITY

16 Electrical & Lighting

Magnolia Park:

Disconnect power to well lights at gazebo,
Install new Transformers and wiring. Install 8 new Sealed Well lights to
illuminate Crepe Myrtle trees.

QTY

RATE

AMOUNT

1

3,025.00

3,025.00

BALANCE DUE

\$3,025.00

Date Rec'd Rizzetta & Co., Inc.

7/13

D/M approval _____

e _____

Date entered _____

Fund 001GL 54100OC 4619

Check # _____

Thank you for allowing us to be of service.

M.C. Building Services LLC

917 W. Virginia Ave

Tampa, FL 33603

8132440238

mlcermeno@gmail.com

INVOICE

INVOICE # 4170**DATE** 07/16/2018**DUE DATE** 07/31/2018**TERMS** Net 15**BILL TO**

Connerton West CDD

5844 Old Pasco Rd

Suite 100

Westley Chapel, FL 33544

SHIP TO

Connerton West CDD

Pasco County

Please detach top portion and return with your payment.

ACTIVITY	QTY	RATE	AMOUNT
16 Electrical & Lighting Garden Party Park: Disconnect power to well lights at Arched Trellis, Disconnect power to well lights at flag pole, Disconnect power to well lights at Gazebo Replace transformer and install 10 new low voltage LED light in Trellis	1	1,800.00	1,800.00
16 Electrical & Lighting Disconnect power to low voltage transformers at three entrances	1	100.00	100.00

BALANCE DUE

\$1,900.00

Thank you for allowing us to be of service.

CONNERTON WEST CDD
FORM OF REQUISITION FOR SERIES 2018

The undersigned, an Authorized Officer of Connerton West Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as successor in trust to Wachovia Bank, National Association (the "Trustee"), dated as of November 1, 2004 (the "Master Indenture"), as amended and supplemented by the Fifth Supplemental Indenture from the District to the Trustee, dated as of April 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

March 06, 2019

- (A) Requisition Number: **5**
- (B) Name of Payee: **Hopping Green & Sams**
119 S. Monroe Street, Suite 300
Tallahassee, FL 32314
- (C) Amount Payable: **\$344.50**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Invoice 105692 for Legal Services**
- (E) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2018 Construction Account**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid or this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

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Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT

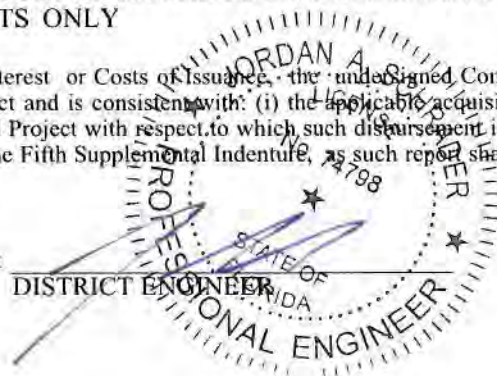
BY: 
CHAIRMAN OR VICE-CHAIRMAN

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE AND CAPITALIZED
INTEREST REQUESTS ONLY**

If this requisition is for a disbursement for other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer attached as an Exhibit to the Fifth Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

BY:

DISTRICT ENGINEER



Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

RECEIVED
FEB 26 2019

STATEMENT

BY

February 25, 2019

Connerton West CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Bill Number 105692
Billed through 01/31/2019

Construction (Playgrounds and Trails) 2019

CWCDD 00116 RVW

FOR PROFESSIONAL SERVICES RENDERED

01/14/19	ACW	Prepare Cardno agreement regarding trail project.	0.60 hrs
01/28/19	ACW	Revise Cardno trails agreement regarding comments from Woodcock; confer with Woodcock regarding same.	0.70 hrs
Total fees for this matter			\$344.50

MATTER SUMMARY

Willson, Alyssa C.	1.30 hrs	265 /hr	\$344.50
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TOTAL FEES	\$344.50
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TOTAL CHARGES FOR THIS MATTER	<u>\$344.50</u>
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BILLING SUMMARY

Willson, Alyssa C.	1.30 hrs	265 /hr	\$344.50
--------------------	----------	---------	----------

TOTAL FEES	\$344.50
------------	----------

TOTAL CHARGES FOR THIS BILL	<u>\$344.50</u>
-----------------------------	-----------------

Please include the bill number on your check.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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

April 23, 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) CARDNO, INC VIA USPS

B) HOPPING GREEN AND SAMS VIA UPS GROUND

REQUISITION NO.	PAYEE	AMOUNT
6	Cardno, Inc	\$5,105.00
7	Hopping Green and Sams	\$595.50

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: April 09, 2019

RE: Series 2018A Construction Requisition(s) Approval - # CR6-7

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.

Cardno, Inc	\$5,105.00
Hopping Green & Sams	\$595.50

CONNERTON WEST CDD
FORM OF REQUISITION FOR SERIES 2018

The undersigned, an Authorized Officer of Connerton West Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as successor in trust to Wachovia Bank, National Association (the "Trustee"), dated as of November 1, 2004 (the "Master Indenture"), as amended and supplemented by the Fifth Supplemental Indenture from the District to the Trustee, dated as of April 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

April 09, 2019

(A) Requisition Number: 6

(B) Name of Payee: **Cardno, Inc**
P.O Box 123400
Dallas, Texas 75312-3400

(C) Amount Payable: **\$5,105.00**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Invoice 515387 for Professional Services Rendered through 03/22/19**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2018A Construction Account**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid or this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

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CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT

BY: _____

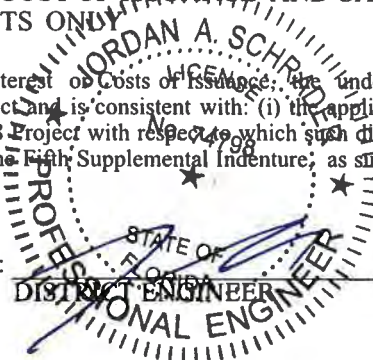
CHAIRMAN OR VICE-CHAIRMAN

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE AND CAPITALIZED
INTEREST REQUESTS ONLY**

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BY: _____

DISTRICT ENGINEER





EFT Remittance:
Account Name: Cardno, Inc.
Bank Name: HSBC Bank USA, NA
ABA Number: 123006389
Account Number: 447007033
Email Notification: payments.infra@cardno.com
Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124

Phone: 713 458 7633 www.cardno.com

Please include an invoice copy with payment or reference the invoice number(s) and project number(s) on your remittance

Please note that remittance details have changed

**Connerton West CDD
Attention: Accounts Payable
12750 Citrus Park Lane
Suite 115
Tampa, FL. 33625**

Invoice # : 515387
Project : 0794700103
Invoice Group : **
Invoice Date : 3/25/2019

Project Name : WTR Connerton West CDD
For Professional Services Rendered through: 3/22/2019

Contract Number:

Phase Name	Phase Fee	Previous Amount	Amount Remaining	Current Amount	% of Complete	Total Fee Earned
Survey	5,105.00	0.00	0.00	5,105.00	100.00	5,105.00
Report Preparation	9,095.00	0.00	9,095.00	0.00	0.00	0.00
Total Fee:	14,200.00					

Total Fee Earned To Date	5,105.00
Less Previous Billings	0.00
Amount Due this Invoice	5,105.00

RECEIVED
APR 11 1 2019

/M approval _____ Date _____
 Date entered _____
 Und _____ GL _____ OC _____
 Check # _____

Previously Billed	0.00	Contract Amount	14,200.00
Total This Invoice	5,105.00	Billed To Date	5,105.00
Fee Earned To Date	5,105.00	Contract Balance	9,095.00
Paid To Date	0.00		

CONNERTON WEST CDD
FORM OF REQUISITION FOR SERIES 2018

The undersigned, an Authorized Officer of Connerton West Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as successor in trust to Wachovia Bank, National Association (the "Trustee"), dated as of November 1, 2004 (the "Master Indenture"), as amended and supplemented by the Fifth Supplemental Indenture from the District to the Trustee, dated as of April 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

April 09, 2019

(A) Requisition Number: 7

(B) Name of Payee: **Hopping Green & Sams**
119 S. Monroe Street, Suite 300
Tallahassee, FL 32314

(C) Amount Payable: **\$595.50**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Invoice 106366 for Legal Services through 02/28/19**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2018A Construction Account**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid or this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

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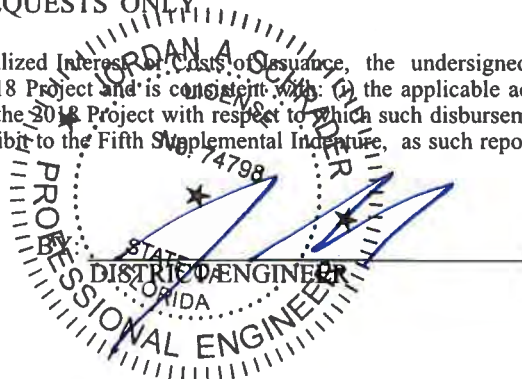
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CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT

BY: 
CHAIRMAN OR VICE-CHAIRMAN

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE AND CAPITALIZED
INTEREST REQUESTS ONLY**

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Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500



STATEMENT

March 27, 2019

Connerton West CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Bill Number 106366
Billed through 02/28/2019

Construction (Playgrounds and Trails) 2019

CWCDD 00116 RVW

FOR PROFESSIONAL SERVICES RENDERED

02/11/19	ACW	Confer with Cox regarding playground; confer with Sumpter regarding conservation easement monitoring.	0.30 hrs
02/26/19	ACW	Confer with Schrader, Conney and Cox regarding playground sitework construction.	0.70 hrs
02/26/19	AHJ	Prepare agreement for site work construction regarding playground replacement.	0.60 hrs
02/27/19	ACW	Confer with Cox, Schrader and O'Brien regarding Sitemasters agreement.	0.30 hrs
02/27/19	AHJ	Prepare agreement regarding construction of drainage systems.	0.40 hrs
02/28/19	ACW	Prepare form of Sitemasters agreement regarding playground drainage and site work; confer with Cox regarding same.	0.40 hrs
Total fees for this matter			\$595.50

MATTER SUMMARY

Willson, Alyssa C.	1.70 hrs	265 /hr	\$450.50
Jaskolski, Amy H. - Paralegal	1.00 hrs	145 /hr	\$145.00

TOTAL FEES \$595.50

TOTAL CHARGES FOR THIS MATTER \$595.50

BILLING SUMMARY

Willson, Alyssa C.	1.70 hrs	265 /hr	\$450.50
Jaskolski, Amy H. - Paralegal	1.00 hrs	145 /hr	\$145.00

TOTAL FEES \$595.50

TOTAL CHARGES FOR THIS BILL \$595.50

=====

Please include the bill number on your check.

Tab 6

Nicholas A. Brandt

352-232-3535 | brandt.nicholas@icloud.com

April 10th, 2019

Greg Cox
Connerton West CDD District Manager
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

Dear Mr. Cox

I am writing to you as a resident of Connerton who would like to be considered for seat #5 on the Connerton West CDD Board of Supervisors. My family and I have been residence of Connerton since 2017 and absolutely love being a part of this great community. Since we established residency, I have been involved with attending CDD Board meetings, I have brought up issues involving safety of the community and presented solutions that were heard and acted upon in a timely and financially responsible manner. An example being the wood post barriers along the park area off Wistful Yearn Drive separating Connerton from Wilderness Lake Preserves where people were driving through the park area and causing significant safety concerns for the residence of Connerton who enjoy utilizing this park area. Additionally, I have participated in the selection process for the Arbors playground area that has recently begun.

My professional experience includes being a firefighter/paramedic for the past 18 years. I have served in leadership positions within my profession and have experience with negotiating contracts, budgeting, leadership development, strategic planning, local, state, and federal regulations that apply to government operations, project management, program development, succession planning, emergency planning, disaster response and emergency exercise development and evaluation. I also am a small business owner specializing in photography and drone operations.

I feel I am an ideal candidate for this position due to my experience with government operations, strategic planning, and being an advocate for the residence of our great community. There is an endless amount of potential here in Connerton. With the right vision and supervisory board willing to take on challenges, we could make Connerton a highly distinguished community here

in central Florida. I feel I bring all of the traits, characteristics, vision, and leadership skills necessary to successfully fulfill the responsibilities on the Board of Supervisors for the Connerton West CDD.

I thank you for your consideration and if there are any further questions or information needed, please feel free to contact me at the email or phone number listed in the header.

Respectfull,

A handwritten signature in black ink, appearing to read 'N A Brandt', with a large, stylized 'B' at the end.

Nicholas A. Brandt

Alison Cagle

21005 Wistful Yearn Drive, Land O' Lakes, FL 34637
813-428-0097
acagle345@gmail.com

Finance professional with over three years of banking and accounts payable experience providing individualized customer service. Exceptional customer service and client relationship building experience, striving to meet and exceed the financial needs of clients. Seeking a position where my strong analytical, customer service, and multi-tasking skills can lead to a successful career in finance.

EDUCATION

Bachelors of Applied Science in Management and Organizational Leadership 08/17 - 05/19

St. Petersburg College, Tarpon Springs, FL

- Maintain 3.2 GPA while working 40 hours a week and taking 15-18 credit hours a semester

Associates in Arts

University of South Florida, Tampa, FL

08/14 – 06/16

- Maintain 3.0 GPA while working 35+ hours a week, taking 15-18 credit hours a semester, and participating in student activities and performing community service

High School Diploma

08/09 – 05/13

Land O' Lakes High School, Land O' Lakes, FL

- Graduated in top 4% of class (rank: 12)
- Graduated magna cum laude and with honors
- Maintained 4.2 weighted GPA while taking all AP/honors classes, working 15-20 hours a week, and participating in student organizations

COMPUTER SKILLS

- Proficient in Microsoft Office Word, Excel, PowerPoint, Publisher, and Outlook
- Proficient in both Windows and iOS operating systems
- Proficient in Power Church and QuickBooks accounting systems

EMPLOYMENT HISTORY

Administrative Coordinator 05/18 - present

Lutz Community Church - Lutz, FL

- Reconcile bank accounts through online banking platform and enter accounts payable and receivable transactions into Power Church accounting system; process payroll for all paid employees of the church
- Schedules appointments and event space reservations
- Designs and prints weekly service programs and monthly church newsletter
- Performs human resource duties for new hires including performing background checks, sending tax forms, and setting up payroll

Bank Teller

07/15 – 02/18

SunTrust – Tampa, FL

- Built relationships with clients by initiating conversation, building rapport, using names to determine and meet financial needs
- Provided account services to customers by performing and recording various transactions
- In charge of managing and servicing ATM for the branch as well as handling record retention
- Met monthly sales and referral goals by recommending credit cards, account upgrades, and financial services to clients
- Complied with bank procedures and policies by keeping client information confidential

Cashier

11/12 – 12/15

Publix – Land O' Lakes, FL

- Operated computerized cash register and handle large sums of cash
- Trained new associates while emphasizing mission statements, policies, and goals of the company
- Bagged groceries and provided stellar carryout service by taking orders out to customers' cars
- Utilized up-selling techniques to promote Publix brand products and gain donations for community organizations
- Operated floor buffing machine every night after closing time and cleaned bathrooms

HONORS, ORGANIZATIONS, AND AFFILIATIONS

- Notary Public for the State of Florida (commission expiration: 10/31/2020)
- Troop leader for Girl Scouts of West Central Florida, 2016-2017
- Carrollwood Players Community Theatre, Richey Suncoast Community Theatre

To all board members: I Phil Calabria would like to apply for seat #5. After attending all board meetings for the past year and a half, I feel that I am qualified to hold this position. in the past I have been a firefighter for many years and President of the Rescue Squad Board. I am a Connerton resident for two years and am certain that I can be an asset to the board. Yours truly Phil Calabria 8128 Sequester Loop L.O.L.

PAMELYN EICHELBERGER, SHRM-CP, CSM, CSPO

8927 Garden Party Dr. ▫ Land O Lakes, FL 34637 ▫ (813)420-1400 ▫ pamelyn@alumni.tufts.edu

EXECUTIVE SUMMARY

Expert global HR & operations leader with over twenty years of comprehensive management experience, including talent management, project and change management, strategic planning, process re-engineering, and financial services. Proven ability to establish strategic relationships with senior executives to integrate the human resources function within organizational strategy. Strong project management track record in successfully streamlining processes, reducing costs and improving operational efficiencies. Recognized by colleagues as a motivational leader and team player, which led to multiple awards for personal and team performance.

KEY SKILLS

- | | |
|--------------------------------------|----------------------------------|
| • Strategic Human Capital Management | • Project Management |
| • Regulatory Compliance | • Relationship Management |
| • Policy Design & Administration | • Compensation Planning & Design |
| • Training & Development | • Employee Engagement |

PROFESSIONAL EXPERIENCE

VP/CHIEF OF STAFF 2018 - PRESENT

Citibank Tampa, FL. Manage global operations for CitiCloud, a \$17MM, 250+ engineering organization, improving manager capabilities, identifying and remediating process gaps, and enabling Cloud leadership to seamlessly execute CATE and CTO defined technology strategies and initiatives. Key responsibilities include global resource management, book of work management, vendor relationship management, development and execution of location strategy, management reporting analysis, as well as risk and control oversight.

- Manage direct and vendor-managed resources in a dynamic and fast-paced environment. Collaborate with leadership to develop and execute resource plans and location strategy. In 2018, that resource and location plan exceeded all targets ahead of schedule, and closed a \$4MM budget deficit.
- Provide oversight of administrative, business & financial functions, enabling engineering teams to meet deliverables in accordance with Citi policies and within allocated budgets.
- Collaborate with the PMO on an analysis and cleanup of CitiCloud's book of work, streamlining/consolidating efforts, and reviewing projects in order to identify and reassign non-strategic work.
- Conduct ongoing reviews of CitiCloud operations, identifying areas of opportunity to streamline and/or automate where possible. Champion adoption of Jira, and work with engineering teams to ensure a seamless transition to Agile project management.

VP, HR PROFESSIONAL SERVICES 2013 - 2018

Citibank Tampa, FL. HR partner and trusted advisor to multiple client groups, including the Institutional Clients Group and Enterprise Operations & Technology. Established close working relationships with business leaders to understand business objectives and requirements to assist in the timely delivery of human capital related solutions;

increasing employee effectiveness and efficiency, engagement, productivity, and results. Participated in business unit planning meetings and collaborate with management to proactively identify issues and determine optimal application of HR strategies. Managed mid-year as well as year-end processes by training business managers on providing effective performance evaluations through job competency calibrations, goal writing training, effective feedback and communication processes, bonus and merit planning and execution.

- Partnered with global business heads, regional partners, and HR Centers Of Excellence to drive organizational business strategy and deliver results by providing human capital solutions through initiatives such as: Employee Engagement & Satisfaction, Relocation Strategy, Reductions In Force, Talent Assessments & Succession Planning, Compensation Planning, Employee Development, and Performance Management
- Led the design and implementation of regional as well as global SharePoint and Collaborate sites to foster communication and collaboration as part of Citi's "Drive to common" initiatives. Acted as Subject Matter Expert for both platforms across all levels of HR Professional Services, providing guidance and support as well as training.

HUMAN RESOURCES DIRECTOR 2012 - 2013

Veredus Corporation Tampa, FL Provided strategic and tactical support, counseling, guidance and solutions to executive and management teams. Directed all human resource functions, including onboarding, hiring practices, benefits and compensation. Responsible for addressing and resolving complex employee inquiries on a wide range of HR topics from employee relations to compensation.

- Conducted extensive analysis of existing HR organization and subsequently developed and implemented HR strategies to address and update HR policies, procedures, services, programs and operations, ensuring compliance with all state and federal employment laws.
- Developed and led an HR team consisting of 2 Onboarding Analysts, 3 Area Resource Managers, 2 HR Generalists, a Benefits Manager and 2 HR Administrators.
- Led extensive background audit, standardizing and streamlining processes to ensure better compliance and cost savings, while minimizing risk and exposure to Veredus and its clients.

HUMAN RESOURCES DIRECTOR 2010- 2012

Technology Transfer Services Tampa, FL. Led transformation of HR from administrative role to strategic business partner, including working with executive management to drive key business and implement performance initiatives. Provided strategic and tactical support, counseling, guidance and solutions to executive and management teams. Directed all human resource functions, including recruiting, hiring practices, benefits and compensation. Responsible for addressing and resolving complex employee inquiries on a wide range of HR topics from employee relations to compensation.

- Successfully transitioned the strategic HR function from a Professional Employment Organization (PEO) back into an internal corporate function, developing and leading a team of 4 HR professionals.
- Conducted extensive analysis of existing HR organization and developed business plan to update all policies, procedures, services, programs and operations, ensuring compliance with all state and federal employment laws.
- Improved and streamlined HR and recruiting processes, saving the company over 280k annually in benefits costs and fees.
- Designed and implemented SharePoint portal to provide a comprehensive, single point of reference for all HR Operations, documentation, meeting management and other needs as defined by executive team.

- Conceived, developed and implemented series of innovative HR programs, services and leadership initiatives, including comprehensive supervisory training, performance-based incentive compensation programs and succession planning, all of which led to winning the 2011 Alfred P. Sloan Award.

DIRECTOR OF HUMAN RESOURCES & OPERATIONS 2005 - 2010

CIBER, Inc. Tampa, FL. Directed HR functions in application development and call center environments. Accountable for linking HR initiatives to corporate strategic business plan. Developed and led training programs to ensure compliance with corporate policies as well as client requirements. Provided detailed reporting and analysis related to headcount, salaries, and budgets. Performed as key driver in implementation of shared services platform to streamline staff and enhance response times, consistency and efficiency. Oversaw ISO and SAS audits, and through proactive responses, obtained high ratings and prevented fines and rework. Led office to multiple award wins, including the Alfred P. Sloan Award for Workplace Flexibility, and the Tampa Bay Workforce Alliance Business Excellence Award.

- Responsible for the management of HR Generalists and HR Administrators in all Global Solution Center locations nationally, including sites in Tampa, FL; Oklahoma City, OK; Phoenix, AZ; and Edison, NJ, supporting a population of over 3000 employees.
- Developed online, interactive employee orientation program and performance management processes for call center and application development environments.
- Introduced Field Management program to facilitate ongoing employee development and training, and led management training sessions to improve quality and consistency of feedback given via quarterly and annual reviews.

EDUCATION & CERTIFICATIONS

Tufts University, Medford, MA - Major in Classics; R.S.O. President

Society for Human Resources Management HR Certification (SHRM-CP)

Certified Scrum Master (CSM)

Certified Scrum Product Owner (CSPO)

CitiLean Practitioner Training

COMMUNITY & CORPORATE SOCIAL RESPONSIBILITY

- | | |
|--|--|
| • Citi Tampa Women's Network
2019 <i>Community Outreach Chair</i> | • Former Board Member, Children's Home Society
<i>Chair, Legislative Advocacy Committee</i> |
| • Presidential Volunteer Service Award Recipient
2017, 2018 | • Mentor for Women's Network Mentoring Program
2018 |

SYSTEM & APPLICATION EXPERTISE

- | | | |
|-----------------------------|---------------------|--------------|
| • PeopleSoft | • MicroStrategy | • SharePoint |
| • Advanced Microsoft Office | • Business Objects | • Archer |
| • Taleo | • Jira / Confluence | • FieldGlass |

Hector Pastrana

HectorPastrana2018@gmail.com

8133894008

Personal Profile

- 12 years of customer service
- Excellent written and verbal communication skills, with an eye for detail
- Extremely productive in a high volume, high stress, environment
- Proficient in the use of IBM clone and Mac desktops
- Highly productive in the use of Office 2000 Professional
- Self starter with a can do attitude
- Bilingual

Summary of Qualifications

- Proficient in Microsoft Word and Excel.
- Extensive knowledge of creating presentation's utilizing Microsoft PowerPoint.
- Excellent communication skills.
- Knowledgeable in the creativity of presentations to keep the interest of the trainees.
- Over 5 years of quality auditing experience
- Over 5 years of training experience
- Project Management experience
- Soft Skills Training Experience

Work Experience

United Health Care 2009- present

Senior Trainer, UHC Global Solutions Corporate (Current Position)

- Responsible for facilitating/training both new hire and continuing education courses for all Global Solutions business.
- Facilitation of Soft Skills and Positive Engagement training
- Dual responsibilities of training and quality for Global Assistance and Global Insurance

Senior Claims Quality/ Audit Representative

- Responsible for conducting audit for Global Insurance and Global Market customer service reps
- Developed standard operating procedures
- Solved number of complex issue daily
- Certified in Enhanced quality program
- Managed projects and held weekly committees with onshore and offshore quality teams.

Operational Trainer Medicare and Retirement:

- Responsible for facilitating/training both new hire and continuing education courses for the Medicare and Retirement departments as well as other internal clients.
- Reporting training metrics as well as working on special projects and events.
- Facilitating classes, updating and generating reports, preparing materials, copies, rosters, etc. Daily,
- Updated training data, communicate attendance in classes, work with operations to schedule courses, review training materials and be responsible for other projects when not instructing in the classroom. Works independently.
- Act as a resource for others.

- Coordinate other's activities.
- Extensive work experience within own function.

Provider phone representative: Providing excellent Customer Service by responding/resolving Customer Service inquiries which include but are not limited to the listed below, while meeting established productivity and quality standards:

- Benefit and Eligibility information
- Billing and Payment issues
- Customer Material Requests
- Physician Assignments
- Authorization of treatment
- Explanation of Benefits (EOB)

OJT: Ensuring the success of the new hire program by performing the following functions during class:

- Floor walking
- Coaching; both 1 on 1 and in groups
- UES review and callbacks if/when necessary
- Accessing agent metrics to fill out reports and notice trends
- Qfiniti and CMI reports
- Module review
- Daily meetings with Trainer(s) and other OJT's
- Weekly calibration meeting with Operations and Training staff

Member/Provider phone representative: is responsible for answering incoming calls from customers while ensuring a high level of customer service and maximizing productivity.

- Respond to complex customer calls
- Resolve customer service inquiries which could include:
 - Benefit and Eligibility information
 - Billing and Payment issues
 - Customer material requests
 - Physician assignments
 - Authorization for treatment
 - Explanation of Benefits (EOB)
- Provide excellent customer service
- Constantly meet established productivity, schedule adherence, and quality standard

Capital One Auto Finance 2007-2009

Customer Service Representative: Answering inbound calls to support customer service needs including but not limited to:

- Conveyed in a reassuring manner step by step instructions to resolve complicated application issues
- Assisted in the creation and development of the bank customer relationship management system
- Review and issue audits on account information and processes
- Performed queries in multiple data bases
- Adhered to government monetary regulations

Verizon 20/20 2006 - 2007

Account Manager: Independent contractor, selling Verizon FIOS door to door and assisting manager in their duties for the team.

Home Depot 2004 - 2006

Hardware Associate/Customer Service Representative: Sales associate in the Hardware department with responsibilities including but not limited to:

- Product knowledge i.e. different tool types and usage for each
- Ability to explain how each tool, fasteners and application of different equipment works
- Ability to identify and locate various bolts, screw, nails, cabinetry etc
- Knowledge of various equipment and machinery to cut keys, rope and chains
- Ability to re-key locks

Education

Hillsborough Community College 2010 – 2012 (AA in Liberal Arts and Sciences)

Alonso High School 2001-2004 (High school diploma)

Tab 7

RESOLUTION 2019-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONNERTON
WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, Connerton West Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2018.

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 8

CONNERTON WEST

FIELD INSPECTION REPORT



April 11, 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 May, all St. Augustine & Bermuda turf shall receive an application of 24-0-11 fertilizer with Iron, Manganese and Magnesium.
- ☐ Rock installation at the base of the tunnel walls has been completed.
- ☐ Gold Mound throughout the property needs to be tipped.

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. A large amount of weeds need to be eradicated in the expansion joints between the curb and gutter and asphalt along Connerton Blvd., mostly in the westbound lanes. (Pic 1)



In other areas? These do not appear to be developing as fully as others.

2. **As has become quite obvious throughout the community, weed pressure is at a high. Steps (increased crews) have been implemented to try to get on top of this issue.**

3. Crews need to be cautious when transporting and applying chemicals, including herbicides and fertilizers. There appears to be burn spots in the turf on the north side of Connerton Blvd.

4. Eradicate weeds in the tip of the C Blvd. median at US 41.

5. **Are annuals on the south side of C Blvd. receiving same amount of irrigation as those**

6. Remove weeds from the plantings in front of the fountain feature on the C Blvd. median.
7. We may want to consider applying a more organic fertilizer (Milorganite, perhaps) on our roses throughout the property. Roses thrive on organic matter and most of ours appear to need a boost.
8. On top of the Wildlife Crossing eastbound, eradicate vines from the Walter's Viburnum on either side of the sidewalk.
9. Plan for a WV tipping in the near future.
10. Directly across from Symphony, eradicate all weeds in the Juniper bed behind the curb.
11. **Ballenger & Co. to provide a proposal to cap off all drip emitters where trees used to be in the open lawn east of the Arbors north entrance.**
12. The Oak replacement on top of the EP2 berm is scheduled to be installed the week after this inspection. Make sure a deep (10"-12") saucer is constructed above and beyond the root ball width **and that irrigation is adjusted to apply 10 gal. of water per inch of caliper per day.**
13. Remove suckers from Connerton Blvd. median.



Club Connerton Area, Gardenia Glen, Blue Mist

14. Make sure we do not have a fungal situation starting in the middle of the hedge behind the sidewalk near the SW corner of the C Blvd. roundabout. If present, treat accordingly. Trim out dead material. (Pic 14)

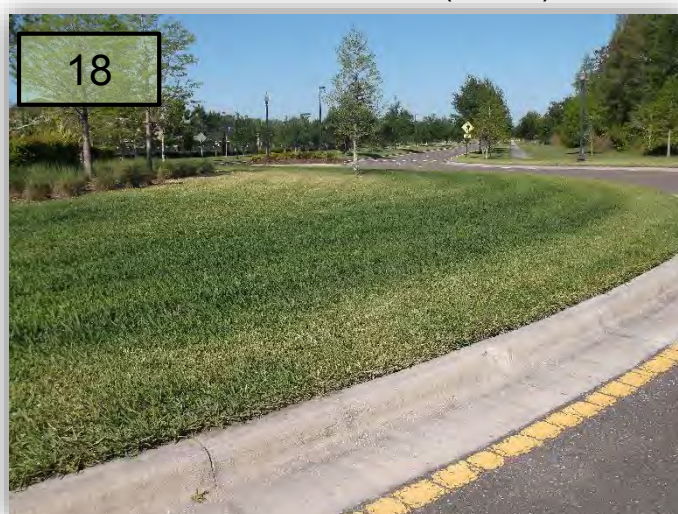


15. Remove lodge poles from the Oaks on the median between Club Connerton and the roundabout..
16. CLM has sprayed the weeds in the tunnel walls. They will be coming back to do another herbicide spray and then they will hand remove dead material. (Pic 16)



17. CLM to inspect some of the Schillings Holly for fungus along the north side of Gardenia Glen. If present, treat accordingly until no new symptoms appear. Remove dead material. (Pic 17>)

18. CLM to re-visit some areas where coloration is striped in the turf, perhaps indicating an uneven fertilization. This needs to be corrected. This photo is at the Connerton Blvd./Blue Mist roundabout. (Pic 18)



19. Remove volunteer weeds in the Jasmine beds at the angled portion of the GG wall, NE corner.

20. Will RIPA be installing new turf where the Blue Mist median was cut to the new area?

21. Trim Gold Mound on the Pleasant Plains Parkway (PPP) medians.
22. Bald Cypress installation replacements are also scheduled for the week after this field inspection. [Make sure water is provided.](#)



Wonderment Way, Storybrook Park, Jasmine Abbey, Forget Me Not

23. There still is turf leading into the Gardens on Wonderment Way that is not near as green as turf in other areas. Did the fertilizer team come back to re-apply?

24. Although some of the Fakahatchee Grasses were partially cut on the Wonderment Way median, they also should have been drenched as there remains a lot of brown material. Is this due to Spider Mites and/or fungus?

25. Spot treat weeds on Pearl Crescent.

26. Lift trees on the southern & eastern sides of Storybrook Park.

27. CLM to cut back the Dwarf Firebush at both ends of the Butterfly Kiss pocket park.

28. The Install & Invoice sod on the NE corner of the Butterfly Kiss cul-de-sac is also supposed to be installed the week after this inspection. However, the color of this entire cul-de-sac is still off. Fertilizer team needs to re-visit.

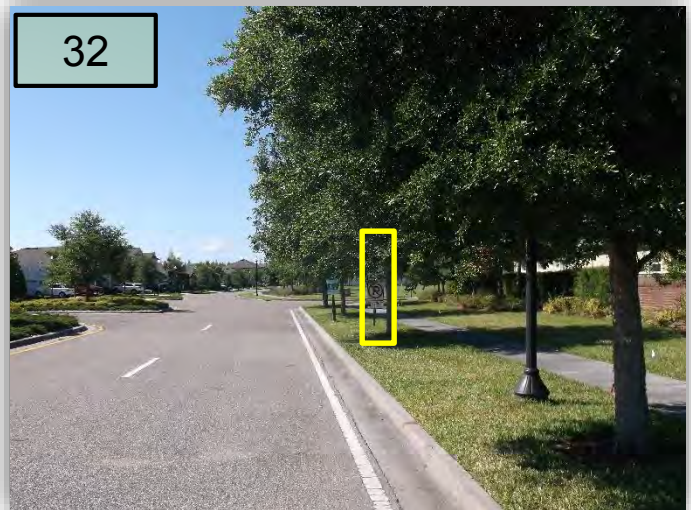
29. Eradicate weeds along the Yellow Anise leaving Wonderment and remove tree limbs growing right into the fence.

30. As mentioned earlier, Fakahatchee Grasses on the Wonderment Way median are still brown and may not come back & will need to be replaced. (Pic 30)



31. There are also brown Fakahatchee Grasses at the SE corner of GG as well as along the southern fence line.

32. Lift trees at the entrance of Jasmine Abbey. They are blocking street signs. (Pic 32)



33. CLM will be removing approximately 4' of shrub planting in front of the Jasmine Abbey signs in order for sign lights to be installed. Currently, also the height of the shrubs are right at the bottoms of the letters of the sign and we need to maintain this hedge below that height.

34. The Trailing Lantana still needs to be cut back on the PPP median outside the GG south entrance. Remove dead material.

35. Lift the last Oak tree coming into the Forget Me Not roundabout from the east. It is blocking a street sign.

36. Increase irrigation on the Forget Me Not roundabout to accommodate the newly planted Gold Mound.

37. Cut the Star Jasmine in front of the Gardens wall sign at Forget Me Not.

38. CLM to prescribe a treatment program for the turf on the south Shady Pavilion cul-de-sac. (Pic 38>)



Picket Fence Park, Arbors South & PPP, Cressida Ct., Magnolia Park

- 39. I feel the turf inside Picket Fence Park needs to be greener. Has this been fertilized? Was this included in the "extra" St. Augustine treatment program?
- 40. Until the proposal for replacement of Lantana at Picket Fence Park is approved, CLM to cut back existing Lantana to see if we get any rejuvenation.
- 41. Inspect Fakahatchee Grasses on the inbound side of Savory Walk and treat accordingly. Tip the Gold Mound.
- 42. Inspect some of the East Palatka Hollies on the PPP median approaching Arbors south as well as those in the open lawn area. Some are becoming inundated with Ball Moss and Spanish Moss. Treat accordingly so these trees can leaf out.
- 43. Remove volunteer weeds in the hedges along the brick walls between Savory Walk and Lagerfeld.
- 44. Tip Gold Mound at Lagerfeld.
- 45. There are still some Bald Cypress with Spanish Moss that needs to be removed.
- 46. Beds on the PPP medians are loaded with weeds.



- 47. The Juniper bed on the west bound lanes of PPP nearing US 41 is loaded with Dollar Weed.

48. Trim back Variegated Jasmine at the Abbey south sign wall. It is trailing over the curb.

- 49. Identify and target treat the climbing vine on the Juniper on the Arbors south median. (Pic 49)



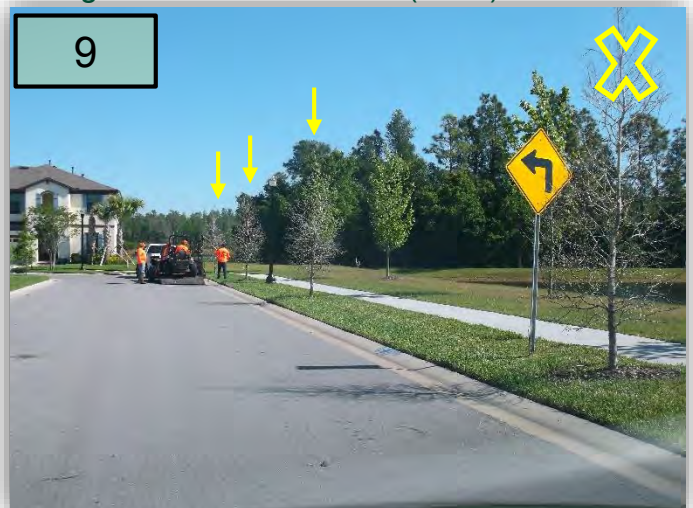
50. Lift the Oaks on Cressida Ct.

- 51. Treat dollar weed on the east side of the Arbors south entrance.
- 52. Remove volunteer Wax Myrtle in the Juniper in Magnolia Park.
- 53. CLM to continue to tip the Awabuki Viburnum in Magnolia Park to eventually form a full, compact hedge. You cannot tip this plant too much.
- 54. Trim the Jasmine along the north side of the Rose Pointe entrance.
- 55. Lift the trees on the west ROW of Westerland at the intersection of Handel.
- 56. Keep the Crape Myrtle limbs off the shade structures at the south end of Garden Party Park.



Proposals

1. In conjunction with getting a proposal from B&C to cap off former tree drip emitters in the open lawn east of the north Arbors entrance, CLM to provide a proposal to rake out these former tree rings and replace with Bahia sod.
2. CLM to provide a proposal to install *Ilex cornuta* 'Carissa' Carissa Holly, 3 Gal., FULL plants at 36" centers where Bougainvillea used to be on the median leaving Club Connerton heading toward the roundabout.
3. CLM to provide a proposal to install black aluminum edging along the newly installed rock at the bases of the tunnel walls.
4. CLM to provide a proposal to flush cut a dying Red Bay(?) on the north side of Connerton Blvd. north of Gardenia Glen. (Pic 4)
8. CLM to provide a proposal to remove the existing plants on either side of the driveway (east and west sides) at Storybrook Park and replace with 3 Gal., FULL *Feijoa sellowiana*, *Pineapple Guava* at 36" centers. Each bed will hold app. (15) plants. We need to make sure we have proper irrigation coverage here. Currently, the drip irrigation does not appear to be in very good working order as it appears to be partially flattened in the driveway. B&C to also provide a proposal to bring the irrigation to a working order.
9. CLM to provide a proposal to remove the four dead Hollies along Indian Summer and replace with (3) 30 Gal. Nellie Stevens Holly. The one in the foreground shall NOT be replaced as it is blocking a street sign. Cap off irrigation to it and re-sod. (Pic 9)



5. There is a small (2' x 2') patch of turf that appears to have been burnt (perhaps by a vehicular catalytic converter) on the back side of the curb along Gardenia Glen. CLM to cut out and install new. Install & Invoice.
6. Along Blue Mist median leading up to the new cut-through, CLM to Install & Invoice new turf in front of a bank of irrigation valve boxes. (Pic 6>)
7. CLM to provide a proposal for a quarterly drenching for those Magnolias on the property that have not yet become established.



Proposals

10. CLM to provide a proposal to fill in the bare areas on the Forget Me Not roundabout with 1 Gal. Flax Lilly. The bare spots are mostly on the west and north, with a small infill needed on the south side. Transplant the Flax Lily from the eastern tip of the PPP median closest to the roundabout onto the roundabout.
11. Where the Flax Lily were removed from the eastern tip of the PPP median closest to the roundabout, CLM to provide a proposal to install 3 Gal. FULL Confederate Jasmine on 24" centers.
12. CLM to provide a proposal to remove the failing Lantana at Picket Fence Park and replace with 3 Gal., FULL African Bush Daisy at 24" centers.
13. CLM to provide a proposal to flush cut a dying Red Bay(?) on the north side of Connerton Blvd. north of Gardenia Glen. (Pic 4)
14. CLM to provide a proposal to install dbl. zigzag rows of 3 Gal., FULL Standard Confederate Jasmine between the Purple Fountain Grasses on either side of the column at the front of Magnolia Park. (App. A 20' run) No trellises.



Tab 9



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: April 29, 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 March 25th and April 26th, four decoders and one solenoid were replaced. Three of the four decoders were still under warranty. The solenoid was no longer covered by the warranty.

Dean worked with the contractor installing the new gas lines on several occasions to address any concerns they had regarding the location of valves or main line. In addition, there was minor damage to several zone pipes that were repaired as soon as we were notified.

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

- Replaced Hunter Node for temporary tree zone on top of EP2 berm and made necessary repairs in anticipation of new Oak tree.
- Made repairs to zones B34, 35 and 36 that were damaged during installation of drainage for new playground. Zone B33 is still off due to extensive damage to the drip tube.
- On March 30th the entire site lost power between 2:00 and 3:00 PM. When power was restored, a low-pressure alarm caused the EP2 pump station to fault. The pumps were reset the following day and controllers re-programmed to irrigate any areas that were missed as a result of the pumps being down.
- Rain shut-off devices were installed on the B, D and H-controllers.
- Wes and Dean started exposing the drip tube in the round-about at Pleasant Plains and Forget-Me-Not. We did this several years ago and the turf has already grown back into the bed at least a foot. The turf has encroached on the plant bed approximately 3 feet since the original installation. We discussed this situation with John Toborg and CLM and a proposal will be submitted to cut back the turf to the spray heads.
- Scheduled Irrigation 101 workshop for Connerton residents. It will be held on May 15th, from 6:30 PM – 8:00 PM. Light refreshments will be provided.
- Gail met on site with John Toborg to discuss several areas where new plants may be going in and a proposal for updated irrigation was submitted for Board consideration.
- Discovered zone pipe leak under side entrance to The Groves and submitted proposal for repair. Zone was turned off to prevent further damage to the road.
- The EP1 touch screen visibility continued to decline and the new screen was installed on April 27th.

The ET sensor located on the Hunter ACC controller in Wonderment Way recorded 3.53” of ET and 3.41” of rain between March 25th and April 26th. There were four significant rainfall events of over 0.25”, the greatest occurring on April 14th when 0.63” of rain fell at the site. The site was shut down for a total of 5 days to take advantage of what nature provided.

The EP1 pump station was shut down on March 27th when two small leaks were discovered in the manifold. The station was completely drained and left off for a couple of days to see if the leaks would seal themselves. Initially it appeared that the leaks did seal, but by April 10th both were back and the larger one on the bottom of the manifold was actually spraying water. The pumps were turned off and the station was drained again and left off until maintenance was performed on April 27th. At that time, the pump station was re-energized and there were no visible leaks. The station was left fully operational and checked several times over the weekend. As of Monday morning, the pump station was completely dry. We will continue to monitor and shut it down if the leaks re-appear. Please keep in mind that this is only

a band-aid and the leaks could re-appear at any time. The good news is that so far EP2 has been able to keep up with the spring demand. The Board should continue to keep funding in place to replace the EP1 pump manifold.

According to the Water Management District, the site pumped 12,899 gpd in the month of March. This is well below the permitted quantity of 419,000 gpd.

If you have any questions or concerns, please feel free to contact us at your earliest convenience.

Sincerely,

Gail Huff

Gail Huff – C.L.I.A., Florida Water Star Certified



Installation of new drainage for playground west of Rose Cottage.

Tab 10



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

Irrigation Management Specialists

Telephone 727-520-1082 Fax 727-330-3698 email – Mark@BallengerIrrigation.com

Connerton West CDD
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544

April 24, 2019

Re: Connerton B84 (Drip Zone @ P.P.P. & Groves entry/exit) Irrigation Repair

BCI hereby submits the following options for the Board to consider to repair the zone pipe leak in zone B84.

Option 1: Manually locate existing feeder pipe & cap on east side of Groves exit.

4-6 hours labor

1 PVC Fitting

NOTE: Plant beds on west side of entrance to The Groves will need to rely on rainfall.

Total Price..... \$ 250.00- \$350.00 _____

Option 2: Install rotors along curb to water turf and plant beds at the same time.

16 Hours Labor & Machine

1" Hunter Valve, 1" Iso Ball Valve, Rectangular Valve Box & Decoder

5 Hunter I-20 Rotors, 220 ft. of 3/4" - 1-1/4" Pipe and Misc PVC Fittings

Total Price.....\$1,625.00 _____

Option 3: Install sprays in plant beds

24 hours Labor & Machine

1-1/2" Hunter Valve, 1-1/2" Iso Ball Valve, Rectangular Valve Box & Decoder

5-6 RainBird-PRS Shrub Heads, 4-12" pop 1812 PRS & 9-10 RB Nozzles

235 ft. of 1/2"-1-1/2" Pipe and Misc PVC Fittings

Total Price.....\$2,240.00 _____

Option 4: Manually excavate existing broken pipe & repair on west side of Groves exit.

8-14 hours labor & Machine

1-6 PVC Fitting

NOTE: Curb and asphalt re-stabilization or replacement budget \$3,000.00 - \$5,000.00

Total Price..... \$ 4,420.00- \$6,900.00 _____

Note:

1. Prices good for sixty (60) days.

Mark A. Ballenger

Mark A. Ballenger, CLIA, CID

Irrigation Management Specialist

Ballenger & Company, Inc. – President

Connerton West CDD



Tab 11

Connerton West CDD Playground Proposal Summaries

Beyond Your Ordinary (BYO)

Playground Materials	\$66,982.60	(mulch \$7,077 + installation cost)
Shipping	\$12,780.12	
Installation	\$17,400	
Permitting	\$4,250	est.
Signage	Complimentary	
Maintenance Guide	Complimentary	
Snow Cone Truck	Complimentary	
3 Yearly Inspections	Complimentary	

Total	\$101,412.72	
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Rep Services, Inc.

Playground Materials	\$130,009.25	(mulch \$9,056.25 + \$5,388 install)
Shipping	\$12,207	
Installation	\$43,423	
Permitting	\$4,250	est.

Total	\$189,889.25	
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Advanced Recreational Concepts, LLC (ARC)

Playground Materials	\$159,577	(\$8,815 + \$4,300 install)
Shipping	\$10,395	
Installation	\$25,775	
Permitting	\$4,250	
Total	\$199,997	(We would need to get below \$195K)

Tab 12

AGREEMENT BETWEEN CONNERTON WEST COMMUNITY DEVELOPMENT
DISTRICT AND WILDLANDS CONSERVATION, INC., REGARDING THE OVERSIGHT
OF CONSERVATION EASEMENTS WITHIN PHASE II OF THE
CONNERTON WEST COMMUNITY

THIS AGREEMENT made and entered into this _____ day of _____, _____, by and between the CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT, with a mailing address of 5844 Old Pasco Road, Wesley Chapel, Florida 33544 (hereinafter referred to as the “CDD”), and WILDLANDS CONSERVATION, INC., (formerly PEER, Inc.), a Florida not for profit corporation, whose principal business mailing address is located at 15310 Amberly Drive, Suite 250, Tampa, Florida 33647, (hereinafter referred to as “WILDLANDS”).

RECITALS

- A. **WILDLANDS** provides land preservation services through land acquisition, management, restoration, research and conservation planning. The management services include, but are not limited to, inspecting and monitoring lands under **WILDLANDS'** management purview and reporting on same.
- B. The **CDD** is the fee simple owner of and has operational control of the land described on **Exhibit "A"** attached hereto (the "**PROPERTY**").
- C. The **PROPERTY** is subject to a Conservation Easement that was recorded in Official Records Book 7366, Pages 537 through 563, inclusive, of the Public Records of Pasco County, Florida, (the “CONSERVATION EASEMENT”) in compliance with conditions of permit referenced therein issued by the South West Florida Water Management District (the “SWFWMD PERMIT”), solely to offset adverse impacts to natural resources, fish and wildlife and wetland functions.

- D.** The CDD, WILDLANDS, and Connerton, LLC., a Delaware Limited Liability Company, (DEVELOPER) entered into an agreement dated November 14, 2006, attached hereto as **Exhibit “B”** in which WILDLANDS accepted the conservation easement over the PROPERTY (the “Initial Agreement”).
- E.** Pursuant to the terms of the Initial Agreement, the CDD and WILDLANDS wish to continue WILDLANDS’ services for an additional ten-year period.
- F.** WILDLANDS agrees to continue to accept the responsibility to be the Grantee and oversee and report on the management of the PROPERTY consistent with the requirements set forth in the SWFWMD PERMIT.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. WILDLANDS Oversight and Reporting Responsibilities.** Wildlands, as the Grantee, and pursuant to this Agreement, shall undertake the inspection, monitoring and reporting on the condition of the Property as required by the SWFWMD PERMIT and the CONSERVATION EASEMENT. This inspection, monitoring and reporting on the condition of the PROPERTY will be undertaken annually in the form of an annual report (the “Annual Report”) which report shall detail the present condition of the PROPERTY. Once completed, WILDLANDS shall submit the Annual Report to the **CDD**. Each Annual Report shall detail findings and present any recommendations for remedial or restorative actions to be taken by the CDD. This will provide the CDD with a record of the monitoring and management that has taken place on the CONSERVATION EASEMENT.

2. **Management Responsibilities for the Property.** The CDD shall be solely responsible for the design, implementation and payment of any costs for any remediation and/or restoration of the PROPERTY as set forth in the Annual Reports of WILDLANDS. WILDLANDS shall have no responsibility for the design, implementation or payment of any costs associated with any remediation and/or restorative work identified in the Annual Reports of WILDLANDS. The CDD agrees by the execution of this Agreement to no less frequently than annually, appropriate funds required for the maintenance and management of the Property in a manner and form sufficient to keep the PROPERTY in compliance with the requirements set forth in the SWFWMD Permit as such compliance requirements are described in the Annual Reports.

3. **Compensation.**

a. **Annual Inspection and Reporting.** In consideration for WILDLANDS undertaking of the annual inspection and preparing the Annual Report as required herein and in the CONSERVATION EASEMENT, the CDD shall pay WILDLANDS annually a not to exceed sum of \$4,000.00 to conduct the inspection, monitoring, and reporting required on the Property. The CDD agrees to provide the funding for the annual inspection and preparation of the Annual Report as and when it adopts its annual budget, or agrees to otherwise fund the cost of the same from its operating and maintenance assessment revenues and shall pay WILDLANDS for the cost of the same. Payment for the annual inspection and Annual Report(s) shall become due and payable to WILDLANDS thirty (30) days after delivery of each such Annual Report which shall be accompanied by an invoice detailing the work done at the hourly rate

of One Hundred Dollars (\$100) per hour. In no event shall such invoice total exceed \$4,000.00. It is recognized, understood and agreed that after the first three (3) year term of this Agreement and periodically thereafter, adjustments in the pricing of WILDLANDS services may need to be made and to that end, WILDLANDS and the CDD Board of Supervisors (the "Board") will in good faith review and make reasonable adjustments, in no event greater than a three percent (3%) annual increase, to the pricing of WILDLANDS services consistent with the market for like kind services in the west central Florida, Pasco County region.

b. Cooperation. WILDLANDS will, if requested by the CDD, present to the CDD Board of Supervisors a program for undertaking the inspection, monitoring and reporting under

the CONSERVATION EASEMENT and the SWFWMD Permit and the parties shall reasonably cooperate with each other to define the scope and protocols to be employed in the implementation of the same.

c. Relationship. None of the parties to this Agreement are partners, joint venturers, employees or agents of the other parties, and no one party shall have the authority to bind any other party except as specifically set forth herein.

4. **Assignment.** The parties may not assign their rights or obligations under this Agreement except as the same is permitted by the terms and conditions set forth in the CONSERVATION EASEMENT by and between the CDD as Granter and WILDLANDS as Grantee.

5. **Termination of Agreement.** The CDD may only terminate this Agreement and the services of WILDLANDS in a manner that is consistent with the terms and conditions set

forth in the CONSERVATION EASEMENT by and between the CDD and WILDLANDS and in a manner that fully protects the interests and rights of U.S. Army Corps of Engineers as the Third Party Beneficiary of the CONSERVATION EASEMENT.

6. Dispute Resolution. In the event of a claim or dispute concerning the responsibilities of the parties to this Agreement, including the amount of fees to be paid to WILDLANDS under Section 3(a) of this Agreement, the parties shall in good faith endeavor to resolve all claims or disputes arising from or relating to the terms of this Agreement first by mediation through a mediator selected by the parties, and if not resolved by mediation, then the parties agree to declare an impasse and to dissolve this Agreement allowing for the substitution of the Grantee by the CDD with the advice and consent of SWFWMD. All costs and expenses for mediation shall be equally shared by the parties. Should there be a substitution of Grantee required, WILDLANDS as the Grantee being removed, shall fully cooperate and execute any and all documents reasonably necessary or required to surrender its interest in the Property by reason of the CONSERVATION EASEMENT and to ensure clear title for the successor Grantee.

7. Notices. Any notice, request, demand or other communication required or permitted under this Agreement shall be given in writing and shall be delivered or sent by registered or certified mail, return receipt requested in a prepaid envelope, by personal delivery, or by overnight mail or overnight courier, or by facsimile transmission (with a "hard" copy by United States mail), to the addresses set forth below or such other addresses as a party may subsequently specify in accordance with this section:

If to **WILDLANDS:**

Wildlands Conservation, Inc.
15310 Amberly Drive, Suite 250
Tampa, FL 33647
Attn: Executive Director

If to **CDD:**

Rizzetta & Company
5844 Old Pasco Road
Wesley Chapel, Florida 33544
Attn: District Manager

With a copy to:
Hopping Green and Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, FL 32301
Attn: District Counsel

Such notice or other communication shall be deemed to have been given (i) when delivered, if sent by registered or certified mail or delivered personally or by facsimile transmission or (ii) on the second following business day if sent by overnight mail or overnight courier.

8. **Severability.** Each part of this Agreement is intended to be severable. If any term, condition or provision of this Agreement is unlawful, invalid or unenforceable, such illegality, invalidity or unenforceability shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect shall be binding upon the parties.
9. **Headings.** The headings of the paragraphs and sections of this Agreement are inserted for convenience only and shall not affect meaning or interpretation of this Agreement or any of its provisions.
10. **Governing Law.** The laws of the State of Florida (without regard to choice of law doctrines) govern all matters arising out of this Agreement.

- 11. Binding Effect.** This Agreement shall inure to the benefit of and be binding upon respective successors and permitted assigns of the parties.
- 12. Entire Agreement; Amendments.** This Agreement, including any exhibits attached to or specifically referenced in this Agreement, constitutes the entire agreement between the parties pertaining to its subject matter and supersedes any and all prior agreements, representations and understandings of the parties, written or oral. The terms of this Agreement shall not be modified or amended except by subsequent written agreement of the parties.
- 13. Counterparts.** The Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument.
- 14. Construction.** Unless the context requires otherwise, singular nouns and pronouns used herein shall be deemed to include the plural, and pronouns of one gender shall be deemed to include the equivalent pronoun of the other gender. The Agreement is to be construed as if the parties drafted it jointly.
- 15. Waiver.** No waiver by any party of another party's breach of any term, covenant or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition of this Agreement.
- 16. Effective Date.** The effective date of this Agreement shall be the date that it is last signed by any party. This Agreement shall not be binding on any party until it is signed by all parties.
- 17. Venue.** Venue for any court action arising under or relating to this Agreement shall be in the Circuit Court for Pasco County, Florida.

- 18. Attorneys' Fees.** If any proceeding is brought to enforce this Agreement, the losing party shall pay all costs and attorneys' fees of the prevailing party (including related bankruptcy proceedings).
- 19. Liability.** Nothing in this Agreement shall be deemed as a waiver of CDD's sovereign immunity or limits liability as provided in Section 768.28, F.S., or other statutes.
- 20. Public Records.** WILDLANDS understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, WILDLANDS agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. WILDLANDS acknowledges that the designated public records custodian for the District is Greg Cox ("Public Records Custodian"). Among other requirements and to the extent applicable by law, WILDLANDS shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if WILDLANDS does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in WILDLANDS'S possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by WILDLANDS,

WILDLANDS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF WILDLANDS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO WILDLANDS' DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, INFO@RIZZETTA.COM, 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544.

[Signatures on following pages.]

Each party is signing this Agreement on the date stated below that party's signature.

WITNESSES:

Print Name of Witness

Print Name of Witness

WILDLANDS CONSERVATION, INC.

A Florida not for profit corporation

By: _____

Print Name: _____

Title: _____

Date: _____

WITNESSES:

Print Name of Witness

Print Name of Witness

CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT, a unit
of special purpose local government
organized and existing under Chapter 190,
F.S.

By: _____

Chair of the Board of Supervisors

Date: _____

AGREEMENT BETWEEN CONNERTON WEST COMMUNITY DEVELOPMENT
DISTRICT, CONNERTON, LLC, AND PEER, INC., REGARDING THE OVERSIGHT OF
CONSERVATION EASEMENTS WITHIN PHASE II OF THE
CONNERTON WEST COMMUNITY

THIS AGREEMENT made and entered into this 14th day of November, 2006, by and between the CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT, with a mailing address of 3434 Colwell Avenue, Tampa, Florida 33614 ,(hereinafter referred to as the "CDD"), Connerton, LLC., a Delaware limited liability company, with a mailing address or 3505 Frontage Road, Suite 145, Tampa, Florida 33607, (hereinafter referred to as "Developer", and PEER, INC., a Florida not for profit corporation, whose principal business mailing address is located at 5892 East Fowler Avenue, Tampa, Florida 33617, (hereinafter referred to as "PEER").

WHEREAS, in connection with the Development of the Connerton DRI, the Developer, as owner of the underlying land, has been required as a condition of granting certain permits and other governmental approvals by the South West Florida Water Management District ("SWFWMD") to dedicate certain conservation easements over portions of the Conservation Areas located within the Connerton DRI, which Conservation Areas are more specifically described in Exhibit A attached hereto and incorporated herein, for the purpose of preserving portions of the property in perpetuity; and;

WHEREAS, in order to assure appropriate oversight and management of these Conservation Areas, the Developer, as fee owner and the CDD as future fee owner, have entered into negotiations with PEER to have PEER accept the specific easements and to provide annual evaluations of the Conservation Areas and to make recommendations to the CDD regarding what action should be taken in order to remain in compliance with the terms and conditions of the conservation easements over the Conservation Areas.

NOW, THEREFORE, BE IT RESOLVED, in consideration of the above premises which shall be deemed and integral part of this agreement and the mutual covenant conditions set forth herein, the CDD, Developer and PEER intending to be legally bound, hereby agree as follows:

1. The Developer shall make, and Peer agrees to accept, an initial payment to PEER of a fee of \$150 per acre payable to PEER for the sole purpose of accepting the conservation easement(s) over the Conservation Areas. This fee is due and payable at the time of PEER's acceptance of the conservation easement(s). The total fee for the acceptance of the conservation easements upon the Conservation Areas described in Exhibit A is \$20,625.00. A sample copy of the conservation easement is attached hereto as Exhibit B. PEER agrees to accept all future conservation easements necessary for the full development of the Connerton DRI at the same acceptance fee rate of \$150 per acre.

2. PEER shall perform semi-annual site evaluations and develop an annual assessment on the easements to determine overall condition of easement areas (buffers, any invasive species, etc.). PEER shall make recommendations to the CDD not less than annually, in the form of a written report, regarding what actions need to be taken in order to remain in compliance with the conditions set forth in the attached easement. The annual report shall be in sufficient detail and shall be in compliance with and contain any information necessary to comply with any reporting requirements contained in any SWFWMD permits issued for the Conservation Areas. The semi annual inspections and annual reporting shall be payable by the underlying fee title holder of the Conservation Areas in accordance with the fee schedule attached hereto as Exhibit C. In no event shall the amounts payable by the CDD exceed any amounts provided for in the CDD's adopted annual budget.

3. As requested by the CDD or the Developer, PEER shall participate in educational programs with residents in the Connerton development; including occasional talks on areas of interest pertaining to the local ecology (i.e., land management, indigenous flora and fauna, etc.)

4. The underlying fee owner of the Conservation Areas shall be fiscally responsible for any costs of mitigation or corrective actions that may be required within the Conservation Areas as stated in the provisions of the conservation easement and as required to comply with the provisions of the conservation easement and as documented in the annual report.

5. PEER shall be available as a resource to the Developer as well as the CDD on land management issues. Developer and the CDD shall be considered "best rate customer" for any hourly fees charged. PEER's fee schedule for services is attached hereto as Exhibit C. may be amended annually to reflect no more than a 3% increase. PEER will bill the underlying fee title holder of the Conservation Areas for the semi-annual site visits and annual reports by submitting an invoice in the month following the provision of service. Said invoice will be due and payable within 30 days from receipt by the underlying fee title holder of the Conservation Areas. PEER agrees to provide additional services as requested by the CDD or Developer.

6. The intention of this agreement between the Developer, PEER and the CDD is for PEER to assume the conservation easement over the Conservation Areas in perpetuity, with a minimum initial commitment of by the underlying fee title holder for a period not to exceed 10 years. At the end of this 10-year period, this Easement agreement between Developer, PEER and the CDD shall be re-assessed with underlying fee title holder of the Conservation Areas having the option to release PEER's interest in the easement and terminate this agreement or to mutually agree to continue the agreement and set a new commitment timeline. If either party

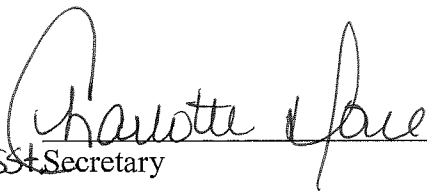
decides to terminate the agreement, the responsibility of identifying a new entity to hold the easement is the responsibility of the underlying fee title holder of the Conservation Areas.


7. Developer and PEER agree that nothing in this Agreement shall constitute or be construed as a waiver of the CDD's limitations on liability contained in Section 768.28, Florida Statutes, as amended, or other statutes or law.

8. This Agreement may be executed in any number of counterparts which shall constitute but one Agreement. Signature pages may be removed and attached to form one single document.

Witness:

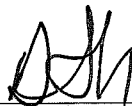
CONNERTON COMMUNITY DEVELOPMENT
DISTRICT

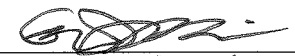

ASST. Secretary


By: Kathy Shelling
Its: Chairman

WITNESSES:

Connerton, LLC, a Delaware limited liability
company.
By: Westerra Management, LLC, its authorized
representative


DALE S. JONES, Jr.
Print Name


GARY D. MILNER
Print Name


By: W. Stewart Gibbons
Its: Vice President

Witness:

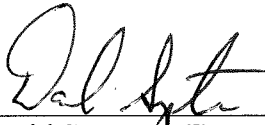


Signature

Dale S. Jones, Jr.

Printed Name

PEER, INC.

BY: 

David Sumpter, Executive Director

Signature

Printed Name

Tab 13

CONNERTON DAILY JOB LOG
PAY PERIOD 12/31/18 – 1/13/19
FOR: STAN ZUERCHER

DATE:

12/31/18 (CDD) Check site, checked fountain, checked playgrounds, pick up trash & empty cans, clean up dog park, empty & fill dogipot stations, pick up roadway trash, check bike trail & empty trash (4.0hrs)

12/31/18 (PTO) (4.0hrs)

1/1/19 (HOLIDAY) (8.0hrs)

1/2/19 (CDD) Check site, checked & filled fountain, checked playgrounds, re level mulch, pick up & empty trash, clean up dog park, empty & fill dogipot stations, picked up roadway trash, checked bike trail, empty trash, picked up trash by ponds, checked outlying areas, went to HD for fire ant killer & park signs repair material (8.75hrs)

1/3/19 (CDD) Check site, picked up roadway trash, rebuilt 2 playgrounds signs & primed (8.0hrs)

1/4/19 (CDD) Check site, checked fountain, checked playgrounds, picked up trash, empty cans, empty dogipot stations, pick up roadway trash, check bike trail (4.75hrs)

1/4/19 (DEV) Clean mold from a/c vents @ Rose Cottage, banner repair (1.5hrs)

1/4/19 (HOA) CC maint (1.0hrs)

1/7/19 (CDD) Check site, checked fountain, checked playgrounds, picked up trash, empty cans, painted park signs, empty dogipot stations, checked parks, picked up roadway trash, cleaned up eroded stone @ storybrook park, checked bike trail, picked up trash, empty cans, checked gas line install Blue Mist (8.0hrs)

1/8/19 (CDD) Check site, checked landscape maint, checked gas line install Blue Mist, picked up roadway trash, trash removal from ponds (8.0hrs)

1/9/19 (CDD) Check site, checked fountain & fill, checked playgrounds, empty trash, empty & fill dogipot stations, picked up roadway trash, checked bike trail, empty trash, checked gas line install, checked outlying areas, pond trash removal (8.0hrs)

1/10/19 (HOA) CC maint & new door lock on bathroom @ Rose Cottage (4.0hrs)

1/10/19 (CDD) Check site, pick up roadway trash, checked areas (4.0hrs)

1/11/19 (CDD) Check fountain & fill, check site, picked up roadway trash, emptied park trash, emptied dogipot stations, cleaned up dog park, checked bike trail (6.5hrs)

1/11/19 (HOA) CC maint (1.5hrs)

CONNERTON DAILY JOB LOG
PAY PERIOD 12/14/18 – 1/27/19
FOR: STAN ZUERCHER

DATE:

1/14/19 (HOA) CC maint & went to Home depot (1.5hrs)

1/14/19 (CDD) Check site, check fountain, check playgrounds, empty trash, relevel mulch, clean up dog park, empty & fill dogipot stations, pick up roadway trash, checked bike trail & emptied trash (7.25hrs)

1/15/19 (HOA) CC maint (4.0hrs)

1/15/19 (CDD) Check site, checked outlying areas, picked up roadway trash, trash removal from ponds (4.0hrs)

1/16/19 (HOA) CC maint (1.0hrs)

1/16/19 (CDD) Check site, checked fountain & fill, checked playgrounds, re level mulch, clean up stone, clean up dog park, empty & fill dogipot stations, met w/ tim cooney, pick up roadway trash, check bike trail, empty trash (7.0hrs)

1/17/19 (HOA)CC maint (1.0hrs)

1/17/19 (CDD) Check site, picked up roadway trash, cleaned up pond trash (6.25 hrs)

1/18/19 (CDD) Check site, check fountain, empty & fill dogipot stations, check playgrounds, empty trash, checked for fire ants, picked up roadway trash, checked bike trail & empty trash, check so. Charm lot (6.0hrs)

1/18/19 (HOA) CC maint (2.0hrs)

1/21/19 (CDD) Check site, check fountain & fill, checked playgrounds, re level mulch, pick up & empty trash, put down fire ant killer (storybrook park) clean up dog park, remove hit deer PPP, pick up roadway trash, check bike trail, empty trash (7.0hrs)

1/21/19 (HOA) CC maint, went to HD for drain parts (1.75hrs)

1/22/19 (HOA) CC maint (1.5hrs)

1/22/19 (DEV) Banner repair (.5hrs)

1/22/19 (CDD) Check site, checked dog park, picked up roadway trash, checked outlying areas, picked up blowing trash, cleaned up storage area (6.0hrs)

1/23/19 (CDD) Check site, check fountain & fill, check playgrounds, re level mulch & stone, clean up dog park, empty & fill dogipot stations, picked up roadway trash, met w/ capital s.side entrance PPP, check bike trail, pick up trash, empty cans, pick up roadway trash (7.0hrs)

1/23/19 (HOA) CC maint (1.0hrs)

1/24/19 (DEV) Flags, banner maint, met w/ Lennar 214 signs & roads repair (2.0hrs)

1/24/19 (CDD) Check site, check bike trail, cleaned up eroded stone @ storybrook park, pick up roadway trash, picked up limbs (5.25hrs)

1/25/19 (CDD) Check site, check fountain, checked playgrounds, cleaned up, emptied trash, emptied dogipot stations, picked up roadway trash, checked outlying areas, checked bike trail, emptied trash, blew off, blew off some sidewalk areas (8.0hrs)

CONNERTON DAILY JOB LOG
PAY PERIOD 2/11/19 – 2/24/19
FOR: STAN ZUERCHER

DATE:

2/11/19 (CDD) Check site, check fountain & fill, checked on gas line work Blue Mist, checked playgrounds, picked up trash, empty trash cans, empty dogipot stations, cleaned up dog park, picked up roadway trash, checked damaged plants at (pearl crescent ct.) they will be ok. Checked bike trail, emptied trash, went to HD for fire ant killer. (8.0hrs)

2/11/19 (HOA) CC maint (1.0hrs)

2/12/19 (HOA) CC maint (1.5hrs)

2/12/19 (CDD) Check site, picked up roadway trash, picked up trash from ponds, placed ant killer @ GPP & Storybrook park, assisted gas co. main irrigation line locate (6.5hrs)

2/13/19 (HOA) CC maint (.5hrs)

2/13/19 (CDD) Check site, check fountain, checked playgrounds, empty trash, clean up eroded stone, clean up dog park, empty & fill dogipot stations, checked bike trail, empty trash, picked up roadway trash, checked outlying areas (7.5hrs)

2/14/19 (HOA) CC maint (3.75hrs)

2/14/19 (CDD) Check site, picked up roadway trash, cleaned up glass on wondermint way, repair stop sign, checked gas line work, blow off bike trail (4.5hrs)

2/15/19 (CDD) Check site, check fountain & fill, checked playgrounds, empty trash, empty & fill dogipot stations, pick up roadway trash, check bike trail, empty trash (5.75hrs)

2/15/19 (HOA) CC maint (1.0hrs)

2/18/19 (HOA) CC maint (2.75hrs)

2/18/19 (CDD) Check site, check fountain, check playgrounds, empty trash, empty & fill dogipot stations, cleaned up dog park, picked up roadway trash, checked bike trail, emptied trash (5.25hrs)

2/19/19 (HOA) CC maint (1.5hrs)

2/19/19 (CDD) Checked site, fill fountain, picked up roadway trash, fire ant treating (storybrook park), checked gas line work, checked outlying areas (5.0hrs)

2/20/19 (CDD) Check site, empty & fill dogipot stations, non resident boater ep2 removed, pick up roadway trash, pressure wash curbs (fountain garden way) (6.5hrs)

2/20/19 (HOA) Press wash CC curbs (1.5hrs)

2/21/19 (HOA) Press wash CC curbs (5.0hrs)

2/21/19 (CDD) Check site pick up roadway trash, press wash curbs (fountain garden way)

2/22/19 (HOA) Ins. Meeting (4.5hrs)

2/22/19 (CDD) Check site, check fountain, checked playgrounds, emptied trash, empty & fill dogipot stations, pick up roadway trash, check bike trail (4.0hrs)

CONNERTON DAILY JOB LOG
PAY PERIOD 1/28/19 – 2/10/19
FOR: STAN ZUERCHER

DATE:

1/28/19 (HOA) CC maint, went to Lowes & CES for bulbs (1.75hrs)
1/28/19 (DEV) Banner maint (.75hrs)
1/28/19 (CDD) Check site, checked fountain, checked playgrounds, empty trash, relevel mulch, empty dogipot stations, picked up roadway trash, check bike trail, empty trash, checked outlying areas (6.25hrs)
1/29/19 (HOA) CC maint (.75hrs)
1/29/19 (CDD) Check site, pick up roadway trash (3.75hrs)
1/29/19 (PTO) (2.75hrs)
1/30/19 (PTO) (8.0hrs)
1/31/19 (PTO) (8.0hrs)
2/1/19 (PTO) (8.0hrs)
2/4/19 (HOA) CC maint (1.0hrs)
2/4/19 (CDD) Check site, check fountain & fill, empty & fill dogipot stations, checked playgrounds, emptied trash, put down fire ant killer, cleaned up park, checked rear lot savory walk, picked up roadway trash, sandhill crane hit on Conn Blvd. – called rescue (alive). Checked bike trail, empty trash (7.0hrs)
2/5/19 (HOA) CC maint (3.5hrs)
2/5/19 (CDD) Check site, clean up dirt at oil spill, picked up roadway trash, checked outlying area (4.5hrs)
2/6, 2/7, 2/8/19 (PTO) In hospital (24hrs)

CONNERTON DAILY JOB LOG
PAY PERIOD 2/25/19 – 3/10/19
FOR: STAN ZUERCHER

DATE:

2/25/19 (CDD) Check site, check fountain, checked playgrounds empty trash, empty & fill dogipot stations, picked up roadway trash, checked gas line work PPP, checked bike trail, emptied trash (4.5hrs)
2/25/19 (HOA) Pressure washing curbs CC (4.25hrs)
2/26/19 (CDD) Check site, picked up roadway trash, checked outlying areas (4.0hrs)
2/26/19 (HOA) Pressure wash CC curbs, met w/ gutter sub (4.0hrs)
2/27/19 (HOA) Pressure wash curbs CC, went to everglades new tire & materials (5.0hrs)
2/27/19 (CDD) Check site, checked fountain, emptied playground trash, empty & fill dogipot stations, picked up roadway trash, check bike trail (4.0hrs)
2/28/19 (CDD) Check site. Pick up roadway trash, press wash curb@ (4.0hrs)
2/28/19 (HOA) Press wash curbs CC (4.0hrs)
3/1/19 (HOA) CC maint (.5hrs)
3/1/19 (CDD) Check site, check fountain & fill, checked playgrounds, empty trash, clean up dog park, empty dogipot stations, picked up roadway trash, checked bike trail, empty trash, blow off (5.75hrs)
3/4/19 (CDD) Check site, check fountain & fill, checked playgrounds, empty trash, empty dogipot stations, checked bee's nest, picked up roadway trash, checked bike trail, emptied trash, went to HD for boardwalk boards & conduit for Jasmine Abbey entrance electrical crossing for sign lights (6.0hrs)
3/4/19 (DEV) Pressure washing curbs Savory Walk (2.5hrs)
3/4/19 (HOA) CC maint (.5hrs)
3/5/19 (HOA) CC maint (1.5hrs)
3/5/19 (CDD) Check site , checked gas line work, checked outlying areas, checked for bees, picked up roadway trash, replace boards on boardwalk, repair railing on boardwalk (6.5hrs)
3/6/19 (HOA) CC maint (.5hrs)
3/6/19 (DEV) Curb clean up savory walk, shady pavilion, (3.5hrs)
3/6/19 (CDD) Check site, checked fountain, empty dogipot stations, empty playground trash, picked up roadway trash (4.25hrs)
3/7/19 (DEV) Pressure washing curbs shady pavilion, savory walk dr (5.0hrs)
3/7/19 (CDD) Check site, pick up roadway trash, check gas line work (3.25hrs)
3/8/19 (DEV) weed spraying of curbs 214 (2.0hrs)
3/8/19 (HOA) CC maint (.5hrs)
3/8/19 (CDD) Check site, checked fountain, checked playgrounds, empty trash, empty & fill dogipot stations, picked up roadway trash check bike trail, empty trash (4.0hrs)

CONNERTON DAILY JOB LOG
PAY PERIOD 3/11/19 – 3/24/19
FOR: STAN ZUERCHER

DATE:

3/11/19 (HOA) CC maint, service John Deere (1.5hrs)

3/11/19(CDD) Check site, check fountain, reported dead tree, checked playgrounds, empty trash, empty dogipot stations, cleaned up dog park, pick up roadway trash, checked bike trail, empty trash, remove fence on Westerland (6.5hrs)

3/12/19 (CDD) Check site, fill fountain, checked mowing, picked up roadway trash, started press washing curbs at 214 park, press wash graffiti at pedestrian tunnel (5.5hrs)

3/12/19 (DEV) Pressure washing curbs Savory Walk (2.5hrs)

3/12/19 (HOA) CC & went to HD for materials (1.0hrs)

3/13/19 (HOA) CC maint (1.0hrs)

3/13/19 (CDD) Checked site, check fountain, checked playgrounds, picked up trash, empty & fill dogipot stations, picked up roadway trash, checked bike trail, press wash curbs @ 214 park, press wah gazebo @ GPP (7.0hrs)

3/14/19 (CDD) Check site, checked outlying areas, started pressure washing curbs mallow mirror lane(pressure washer broke), worked on pressure washer to try & fix, picked up roadway trash (6.5hrs)

3/14/19 (HOA) CC maint (1.5hrs)

3/15/19 (CDD) Check site, check fountain & fill, checked playgrounds, emptied trash, put fire ant killer @ GPP, empty & fill dogipot stations, picked up roadway trash, blew off parking area for bike trail users, checked bike trail, empty trash, researched pressure washers (6.5hrs)

3/15/19 (HOA) CC maint (.5hrs)

3/18/19 (CDD) Check site, checked fountain, checked playgrounds, picked up trash, empty cans, empty & fill dogipot stations, remove trash dumped on Symphony pkwy, removed dead animals from roadway, checked gas line work, checked mowing, checked bike trail, empty trash, replace boardwalk board, picked up roadway trash, went to Lowes for new pressure washer, bulbs & conduit (9.0hrs)

3/19/19 (CDD) Check site, fill fountain, checked playgrounds, put pressure washer together, checked gas line work, checked outlying areas, picked up roadway trash (7.0hrs)

3/19/19 (Comm Park POA) Checked irrigation (1.0hrs)

3/20/19 (CDD) Check site, checked fountain, checked playgrounds, picked up trash, empty cans, empty & fill dogipot stations, pick up roadway trash, checked damage at entry, checked mowing, checked gas line work, started pressure washing curbs at CDD lot parcels in Gardens (8.0hrs)

3/20/19 (HOA) CC maint (.5hrs)

3/21/19(HOA) CC maint (.5hrs)

3/21/19 (CDD) Check site, picked up trash, picked up roadway trash, checked bike trail, pressure washing curbs at CDD lot parcels (8.0hrs)

3/22/19 (CDD) Check site, check fountain & filled, checked playgrounds, picked up trash, emptied cans, empty dogipot stations, checked outlying areas, picked up roadway trash, checked gas line work, checked bike trail, emptied trash (6.0hrs)

CONNERTON DAILY JOB LOG
PAY PERIOD 3/25/19 – 4/7/19
FOR: STAN ZUERCHER

DATE:

3/25/19 (CDD) Check site, check fountain & fill, check playgrounds, pick up trash, empty cans, empty & fill dogipot stations, picked up roadway trash, checked bike trail, empty trash (6.5hrs)

3/26/19 (CDD) Check site, check gas line work, picked up roadway trash, checked mowing, pressure washing parking areas Shady Pavilion, pressure washing sidewalks at CDD parcels by homes (9.0hrs)

3/27/19 (CDD) Check site, checked fountain, checked playgrounds, picked up trash, empty trash cans, empty & fill dogipot stations, picked up roadway trash, checked salt on pond bank, assisted with Jasmine Abbey crossing (8.0hrs)

3/28/19 (HOA) CC maint (1.0hrs)

3/28/19 (CDD) Check site, cleaned up dumped salt on pond bank, repair stone caps @ magnolia Park, checked outlying areas, pressure washing sidewalks at CDD parcels by homes (7.5hrs)

3/29/19 (CDD) Checked site, checked fountain and filled, checked playgrounds, empty trash, checked for fire ants, checked dog park, empty & fill dogipot stations, picked up roadway trash, checked bike trail, empty trash, replace board on boardwalk (7.5hrs)

3/29/19 (DEV) Banner Maint. (.5hrs)

4/1/19 (CDD) Checked site, checked fountain & filled, changed light timers from power outage, check playgrounds, picked up trash, empty cans, empty & fill dogipot stations, checked bike trail, picked up trash, emptied cans, replace board on large boardwalk (6.5hrs)

4/1/19 (HOA) CC maint (1.5hrs)

4/2/19 (HOA) CC lawn chairs (5.0hrs)

4/2/19 (CDD) Check site, picked up roadway trash, checked mowing (3.0hrs)

4/3/19 (PTO) (8.0hrs)

4/4/19 (CDD) Check site, checked fountain, checked playgrounds, empty trash, empty & fill dogipot stations, picked up roadway trash, pressure wash sidewalks on CDD side parcels (8.25hrs)

4/5/19 (HOA) CC maint (2.0hrs)

4/5/19 (CDD) Check site, fill fountain, checked playgrounds, picked up trash, checked Tim Cooney & showed them area to store fencing, empty & fill dogipot stations, clean up dog park, checked outlying areas, picked up roadway trash, checked bike trail, empty trash, checked gas line work PPP (5.75hrs)

CONNERTON DAILY JOB LOG
PAY PERIOD 4/8/19 – 4/21/19
FOR: STAN ZUERCHER

DATE:

4/8/19 (CDD) Check site, checked fountain & fill, checked playgrounds, picked up trash, empty cans, empty & fill dogipot stations, checked playground work, picked up roadway trash, checked bike trail, empty trash, started pond trash removal (6.0hrs)

4/8/19 (HOA) GS banners, CC maint, picked up John Deere materials (2.75hrs)

4/9/19 (CDD) Check site, checked playgrounds, picked up roadway trash, checked outlying areas, finished press washing parcel sidewalks, started pressure washing storybrook park curbs & gutters (8.75 hrs)

4/10/19 (CDD) Check site, checked fountain, checked playgrounds, picked up trash, empty cans, empty & fill dogipot stations, check bike trail, empty trash, met w/ gas co on PPP crossing, checked playground work, pressure wash curbs & gutters @ storybrook park (8.75hrs)

4/11/19 (HOA) CC maint & John Deere service (1.5hrs)

4/11/19 (CDD) Check site, checked lawn maint., picked up roadway trash, finished pressure washing storybrook park curbs & gutters (5.5hrs)

4/12/19 (HOA) CC maint, clean up (1.5hrs)

4/12/19 (CDD) Check site, check fountain & fill, check playgrounds, pick up trash, empty & fill dogipot stations, picked up roadway trash, checked bike trail, empty trash (4.5hrs)

4/12/19 (DEV) Flag & banner maint (.75hrs)

4/15/19 (HOA) CC maint (1.5hrs)

4/15/19 (CDD) Checked site, checked fountain, checked playgrounds, picked up trash, empty cans, empty & fill dogipot stations, picked up roadway trash, checked work by Site Masters, checked gas line work, checked bike trail, emptied trash, (6.5hrs)

4/16/19 (CDD) Checked site, fill fountain, picked up roadway trash, checked outlying areas, checked site masters, cleaned up trash from bike trail pond & cut back branches at boardwalks (6.5hrs)

4/16/19 (HOA) CC maint (1.5hrs)

4/17/19 (HOA) CC maint (2.0hrs)

4/17/19 (CDD) Check site, checked fountain, checked playgrounds, empty trash, empty & fill dogipot stations, pick up roadway trash, pond trash removal (6.0hrs)

4/18/19 (HOA) CC maint, pick up lawn chairs (4.5hrs)

4/18/19 (CDD) Check site, picked up roadway trash, checked gas line work, checked Site Masters, checked Manny Elec.went to Home Depot & Auto parts for new battery (4.5hrs)

4/19/19 (CDD) Check site, checked fountain, checked bike trail, empty trash, checked playgrounds, pick up trash, checked for fire ants, empty & fill dogipot stations, picked up roadway trash, checked outlying areas (5.5hrs)

4/19/19 (HOA) CC maint (1.5hrs)

Tab 14



Brian E. Corley
Supervisor of Elections

PO BOX 300, Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.com

April 16, 2019

Greg Cox, District Manager
District Office
12750 Citrus Park Lane Suite 115
Tampa FL 33625

Dear Mr. Cox:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2019.

- Connerton West Community Development District 1,892

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer



East Pasco - Dade City (352) 521-4302
Central Pasco - Land O' Lakes (813) 929-2788
West Pasco - New Port Richey (727) 847-8162

Tab 15

RESOLUTION 2019-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) REGARDING THE LEVY AND COLLECTION OF ASSESSMENTS ON CERTAIN PROPERTY TO BE CONVEYED TO PASCO COUNTY AND PASCO COUNTY SCHOOL BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District was established by rule adopted by the Florida Land and Water Adjudicatory Commission, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, pursuant to authority granted by the Act, the District annually levies non-ad valorem special assessments to fund its administrative and maintenance activities (“Annual Assessments”) as described in its annual budget adopted pursuant to Section 190.008, *Florida Statutes*; and

WHEREAS, because the Property does not receive special and peculiar benefit from the District’s current maintenance program, the Property has not been assessed by the District to fund such activities; and

WHEREAS, the District has been informed that certain lands located within the District will be conveyed to Pasco County and the Pasco County School Board, such parcels of land are described in **Composite Exhibit A** attached hereto (collectively the “Property”); and

WHEREAS, property owned and used by governmental entities for governmental purposes is exempt from taxation (*see* Section 196.199, *Florida Statutes*); Florida law does not expressly or necessarily imply that the District has authority to levy Annual Assessments on real property owned by a governmental entity (*see* Chapter 190, *Florida Statutes*); and the District does not have home rule power of levy Annual Assessments against specially benefitted real property; and

WHEREAS, to facilitate Pasco County and the Pasco County School Board’s acceptance of the Property for ownership and maintenance, the District desires to acknowledge limitations on the District’s authority to levy taxes and Annual Assessments on the Property while in the ownership of Pasco County and the Pasco County School Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. ANNUAL ASSESSMENTS.

(a) The District hereby acknowledges that the Property does not receive special and peculiar benefit from the District's current maintenance program. Furthermore, the District acknowledges limitations, inherent in Florida law, in the District's authority to levy Annual Assessments, special assessments, or taxes against the Property while fee title to the Property is in the name of Pasco County and the Pasco County School Board. Therefore, the District will not levy Annual Assessments, special assessments, or taxes against the Property while owned in fee title by Pasco County or the Pasco County School Board.

(b) Should the Property be transferred by Pasco County or the Pasco County School Board to a non-governmental third party, the District will annually determine if and to the extent the Property derives special and peculiar benefit from the District's then adopted maintenance program in determining whether to levy and certify Annual Assessments. Such consideration will occur in conjunction with the District's public hearings to consider adoption of the annual budget and levy of special assessments to fund same.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the Connerton West Community Development District.

PASSED AND ADOPTED this 6th day of May, 2019.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Chairperson

Exhibit A: Legal Description of the Property

Composite Exhibit A
PASCO COUNTY SCHOOL BOARD PROPERTY:
PASCO COUNTY, FLORIDA
PARKS AND RECREATION DEPARTMENT
CONVEYANCE PARCEL TO
DISTRICT SCHOOL BOARD OF PASCO COUNTY, FLORIDA

DESCRIPTION: That part of Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, of the Public Records of Pasco County, Florida, lying in Section 24, Township 25 South, Range 18 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of Quit Claim Deed as recorded in Official Records Book 7961, Page 1752, Public Records of Pasco County, also being a point on the Westerly boundary of the aforesaid Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439; run thence along said Westerly boundary of the aforesaid Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, the following two (2) courses: 1) along the
the
Northerly boundary of said Quit Claim Deed as recorded in Official Records Book 7961, Page 1752, N.76°49'51"E., 368.24 feet; 2) along the Easterly boundary of said Quit Claim Deed as recorded in Official Records Book 7961, Page 1752, S.14°06'41"E. 755.66 feet to the **POINT OF BEGINNING**; thence N.75°50'00"E., 169.35 feet to a point of curvature; thence Easterly, 155.54 feet along the arc of a curve to the left having a radius of 1230.00 feet and a central angle of 07°14'43" (chord bearing N.72°12'39"E., 155.43 feet); thence S.09°47'00"E., 1245.28 feet to a point on the Southerly boundary of the aforesaid Corrected Quit Claim Deed as recorded in Official Records Book 7939, Page 439; thence along said Southerly boundary of Corrected Quit Claim Deed as recorded in Official Records Book 7939, Page 439, S.80°13'00"W., 151.50 feet to the Southeast corner of the aforesaid Quit Claim Deed as recorded in Official Records Book 7961, Page 1752; thence along the Easterly boundary of said Quit Claim Deed as recorded in Official Records Book 7961, Page 1752, also being the aforesaid Westerly boundary of said
Corrected Quit Claim Deed as recorded in Official Records Book 7939, Page 439,
the following nine (9) courses: 1) N.18°20'54"W., 19.69 feet; 2) N.38°29'18"W., 26.02 feet; 3) N.56°55'19"W., 24.52 feet; 4) N.09°48'48"W., 105.19 feet; 5) N.14°09'45"W., 440.22 feet; 6) N.15°37'51"W., 112.11 feet; 7) N.21°31'23"W., 222.09 feet; 8) N.29°43'56"W., 98.17 feet; 9) N.14°06'41"W., 186.87 feet to the **POINT OF BEGINNING**.

Containing 6.607 acres, more or less.

PASCO COUNTY PROPERTY:
LENNAR HOMES LLC
CONVEYANCE PARCEL TO PASCO COUNTY, FLORIDA
PARKS AND RECREATION DEPARTMENT

DESCRIPTION: That part of Quit Claim Deed as recorded in Official Records Book 8341, Page 1645, of the Public Records of Pasco County, Florida, lying in Section 24, Township 25 South, Range 18 East and Section 19, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of Quit Claim Deed as recorded in Official Records Book 7961, Page 1752, of the Public Records of Pasco County, Florida; run thence along the Northerly and Easterly boundary of said Quit Claim Deed as recorded in Official Records Book 7961, Page 1752, in their respective order, the following two (2) courses: 1) N.76°49'51"E. 368.24 feet; 2) S.14°06'41"E., 755.66 feet; thence N.75°50'00"E., 169.35 feet to a point of curvature; thence Northeasterly, 425.77 feet along the arc of a curve to the left having a radius of 1230.00 feet and a central angle of 19°50'00" (chord bearing N.65°55'00"E., 423.65 feet) to a point of tangency; thence N.56°00'00"E., 163.58 feet to a point on the Easterly boundary of the Quit Claim Deed as recorded in Official Records Book 7939, Page 439, of the Public Records of Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence continue N.56°00'00"E., 320.00 feet; thence S.10°31'33"E., 31.77 feet; thence S.43°00'00"E., 127.84 feet; thence N.68°00'00"E., 548.60 feet; thence S.51°35'29"E., 445.00 feet; thence S.31°00'00"E., 490.00 feet; thence S.48°00'00"E., 465.00 feet; thence S.70°00'00"E., 465.00 feet; thence S.06°00'00"W., 790.00 feet; thence S.56°00'00"W., 1390.00 feet to a point on a curve; thence Westerly, 412.72 feet along the arc of a curve to the left having a radius of 3071.00 feet and a central angle of 07°42'00" (chord bearing S.84°09'00"W., 412.40 feet) to a point of tangency; thence S.80°18'00"W., 151.68 feet to a point of curvature; thence Westerly, 141.40 feet along the arc of a curve to the right having a radius of 1929.00 feet and a central angle of 04°12'00" (chord bearing S.82°24'00"W., 141.37 feet) to a point of tangency; thence S.84°30'00"W., 69.47 feet to a point of cusp, said point also being the Southeast corner of Quit Claim Deed as recorded in Official Records Book 7961, Page 1755, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said Quit Claim Deed as recorded in Official Records Book 7961, Page 1755, the following four (4) courses: 1) Easterly, 26.11 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 21°41'02" (chord bearing N.73°39'29"E., 25.96 feet) to a point of compound curvature; 2) Northeasterly, 38.00 feet along the arc of a curve to the left having a radius of 39.00 feet and a central angle of 55°49'56" (chord bearing N.34°54'00"E., 36.52 feet) to a point of compound curvature; 3) Northerly, 26.11 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 21°41'02" (chord bearing

N.03°51'29"W., 25.96 feet) to a point of tangency; 4) N.14°42'00"W., 1121.47 feet to the Southeast corner of the aforesaid Corrected Quit Claim Deed as recorded in Official Records Book 7939, Page 439; thence along Easterly boundary of said Corrected Quit Claim Deed as recorded in Official Records Book 7939, Page 439, the following four (4) courses: 1) continue N.14°42'00"W., 243.11 feet to a point of curvature; 2) Northerly, 330.86 feet along the arc of a curve to the right having a radius of 1071.00 feet and a central angle of 17°42'00" (chord bearing N.05°51'00"W., 329.54 feet) to a point of tangency; 3) N.03°00'00"E., 615.00 feet to a point of curvature; 4) Northeasterly, 245.92 feet along the arc of a curve to the right having a radius of 671.00 feet and a central angle of 20°59'57" (chord bearing N.13°29'58"E., 244.55 feet) to the **POINT OF BEGINNING.**

Containing 103.496 acres, more or less.

Tab 16



Rizzetta & Company

Connerton West Community Development District

Connertonwestcdd.org

Proposed Budget for Fiscal Year 2019/2020

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

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Proposed Budget
Connerton Community Development District
General Fund
Fiscal Year 2019/2020

Chart of Accounts Classification	Actual YTD through 02/28/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 1,182,610	\$ -	\$ 1,175,270	\$ (1,175,270)	\$ 1,175,270	\$ -	with reserves 1,338470
Off Roll*	\$ 115,635	\$ -	\$ 114,463	\$ (114,463)	\$ 114,463	\$ -	
TOTAL REVENUES	\$ 1,298,245	\$ -	\$ 1,289,733	\$ (1,289,733)	\$ 1,289,733	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,298,245	\$ -	\$ 1,289,733	\$ (1,289,733)	\$ 1,289,733	\$ -	
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 3,200	\$ 7,680	\$ 12,000	\$ 4,320	\$ 12,000	\$ -	10800
Financial & Administrative							
Administrative Services	\$ 2,250	\$ 5,400	\$ 5,400	\$ -	\$ 5,800	\$ 400	2.8% 5400
District Management	\$ 14,792	\$ 35,501	\$ 35,500	\$ (1)	\$ 35,715	\$ 215	2.8% 35500
District Engineer	\$ 7,330	\$ 17,592	\$ 30,000	\$ 12,408	\$ 30,000	\$ -	33781
Disclosure Report	\$ 7,250	\$ -	\$ 7,600	\$ 7,600	\$ 7,600	\$ -	7500
Trustees Fees	\$ 3,230	\$ 7,752	\$ 9,000	\$ 1,248	\$ 8,000	\$ (1,000)	4848
Assessment Roll	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,250	\$ 250	2.8% 5000
Financial & Revenue Collections	\$ 2,083	\$ -	\$ 5,000	\$ 5,000	\$ 5,250	\$ 250	2.8% 5000
Accounting Services	\$ 8,792	\$ 21,101	\$ 21,100	\$ (1)	\$ 22,000	\$ 900	2.8% 21100
Auditing Services	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 4,475	\$ (525)	New Contract
Arbitrage Rebate Calculation	\$ 500	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	1500
Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	1253
Public Officials Liability Insurance	\$ 2,571	\$ -	\$ 2,260	\$ 2,260	\$ 2,888	\$ 628	EGIS Est.
Legal Advertising	\$ 581	\$ 1,394	\$ 5,000	\$ 3,606	\$ 3,000	\$ (2,000)	10090
Dues, Licenses & Fees	\$ 825	\$ 1,980	\$ 500	\$ (1,480)	\$ 800	\$ 300	589
Website Hosting, Maintenance, Backup (and	\$ 875	\$ 2,100	\$ 2,100	\$ -	\$ 5,000	\$ 2,900	2100
Legal Counsel							
District Counsel	\$ 18,524	\$ 44,458	\$ 60,000.00	\$ 15,542	\$ 60,000.00	\$ -	65122
Administrative Subtotal	\$ 77,803	\$ 144,958	\$ 206,960	\$ 62,002	\$ 209,278	\$ 2,318	
EXPENDITURES - FIELD OPERATIONS							
Law Enforcement							
Deputy	\$ 3,375	\$ 8,100	\$ 9,650	\$ 1,550	\$ 8,500	\$ (1,150)	8320
Electric Utility Services							
Utility Services	\$ 16,337	\$ 39,209	\$ 39,000	\$ (209)	\$ 39,000	\$ -	39,623
Street Lights - Neighborhood Roads	\$ 64,591	\$ 155,018	\$ 150,000	\$ (5,018)	\$ 155,000	\$ 5,000	157,544
Street Lights - Collector Roads	\$ 24,862	\$ 59,669	\$ 65,000	\$ 5,331	\$ 65,000	\$ -	64795
Water-Sewer Combination Services							
Utility Services	\$ 830	\$ 1,992	\$ 1,500	\$ (492)	\$ 2,000	\$ 500	2442
Stormwater Control							
Stormwater Assessment	\$ 93	\$ -	\$ 55	\$ 55	\$ 100	\$ 45	98
Aquatic Maintenance	\$ 17,650	\$ 42,360	\$ 42,360	\$ -	\$ 42,360	\$ -	42360
Mitigation Area Monitoring & Maintenance	\$ 13,800	\$ 33,120	\$ 32,800	\$ (320)	\$ 32,800	\$ -	33460
Stormwater System Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	0
Ground Water Testing	\$ 4,250	\$ 10,200	\$ 12,500	\$ 2,300	\$ 12,520	\$ 20	Contract Amount
Miscellaneous Expense	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	0
Other Physical Environment	\$ -						
Field Maintenance Personnel	\$ 11,950	\$ 28,680	\$ 47,020	\$ 18,340	\$ 35,000	\$ (12,020)	31020
General Liability Insurance	\$ 3,676	\$ -	\$ 4,847	\$ 4,847	\$ 3,413	\$ (1,434)	EGIS Est.
Property Insurance	\$ 11,159	\$ -	\$ 10,795	\$ 10,795	\$ 6,151	\$ (4,644)	EGIS Est.
Entry & Walls Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 500	\$ (2,000)	0
Landscape Maintenance	\$ 136,044	\$ 326,506	\$ 320,634	\$ (5,872)	\$ 322,000	\$ 1,366	Contract CLM
Holiday Decorations	\$ 15,657	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	14635

Proposed Budget
Connerton Community Development District
General Fund
Fiscal Year 2019/2020

Chart of Accounts Classification	Actual YTD through 02/28/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
Irrigation Maintenance	\$ 43,108	\$ 103,459	\$ 93,112	\$ (10,347)	\$ 102,120	\$ 9,008	Ballenger Contracts
Irrigation Repairs	\$ 18,170	\$ 43,608	\$ 30,000	\$ (13,608)	\$ 40,000	\$ 10,000	87398
Landscape - Mulch	\$ 49,548	\$ 118,915	\$ 88,400	\$ (30,515)	\$ 90,000	\$ 1,600	Contract CLM
Landscape Miscellaneous	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 1,500	\$ (1,500)	1930
Landscape Replacement Plants, Shrubs, Trees	\$ 10,588	\$ 25,411	\$ 70,000	\$ 44,589	\$ 60,000	\$ (10,000)	Annuals/Fire Ants/Plants
Irrigation Phone Line	\$ -	\$ -	\$ 400	\$ 400	\$ 200	\$ (200)	0
Field Operations - Landscape Inspections	\$ 3,500	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	Rizzetta - Toborg
Road & Street Facilities							
Street Light Decorative Light Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	1163
Sidewalk Repair & Maintenance	\$ 124	\$ 298	\$ 5,000	\$ 4,702	\$ 5,000	\$ -	13500
Parks & Recreation							
Vehicle Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	0
Fountain Service Contract	\$ 1,250	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	Contract
Fountain Repairs	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 1,000	\$ (2,500)	530
Playground Equipment and Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	5400
Boardwalk and Bridge Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 1,000	\$ (1,500)	0
Wildlife Management Services	\$ 4,000	\$ 9,600	\$ 9,600	\$ -	\$ 9,600	\$ -	0
Miscellaneous Expense (storage/etc)	\$ 4,807	\$ 11,537	\$ 1,200	\$ (10,337)	\$ 12,000	\$ 10,800	12146
Contingency							
Miscellaneous Contingency	\$ -	\$ -	\$ 7,000	\$ 7,000	\$ 3,291	\$ (3,709)	5725
Field Operations Subtotal	\$ 459,369	\$ 1,029,082	\$ 1,082,773	\$ 53,691	\$ 1,080,455	\$ (2,318)	
TOTAL EXPENDITURES	\$ 537,172	\$ 1,174,039	\$ 1,289,733	\$ 115,694	\$ 1,289,733	\$ (0)	
EXCESS OF REVENUES OVER	\$ 761,073	\$ (1,174,039)	\$ (0)	\$ (1,174,039)	\$ -	\$ 0	

Proposed Budget
Connerton Community Development District
Reserve Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 02/28/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ -	\$ -	\$ 42,300	\$ (42,300)	\$ 205,500	\$ 163,200	
12								
13	TOTAL REVENUES	\$ -	\$ -	\$ 42,300	\$ (42,300)	\$ 205,500	\$ 163,200	
14								\$ 1,495,233
17	TOTAL REVENUES AND BALANCE FORWARD	\$ -	\$ -	\$ 42,300	\$ (42,300)	\$ 205,500	\$ 163,200	
18								
19	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to</i>							
20								
21	EXPENDITURES							
22								
23	Contingency							
24	Capital Reserves	\$ -	\$ -	\$ 42,300	\$ 42,300	\$ 205,500	\$ 163,200	
26								
27	TOTAL EXPENDITURES	\$ -	\$ -	\$ 42,300	\$ 42,300	\$ 205,500	\$ 163,200	
28								
29	EXCESS OF REVENUES OVER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
30								

Budget Template
Connerton West Community Development District
Debt Service
Fiscal Year 2019/2020

12.

Chart of Accounts Classification	Series 2018	Series 2018-1	Series 2018-2	Series 2006A-1	Series 2006A-2 ⁽²⁾	Series 2015A-1	Series 2015A-2	Budget for 2019/2020
REVENUES								
Special Assessments								
Net Special Assessments ⁽¹⁾	\$653,977.18	\$311,175.00	\$215,549.50	\$0.00	\$0.00	\$170,850.00	\$12,698.44	\$1,364,250.12
TOTAL REVENUES	\$653,977.18	\$311,175.00	\$215,549.50	\$0.00	\$0.00	\$170,850.00	\$12,698.44	\$1,364,250.12
EXPENDITURES								
Administrative								
Financial & Administrative								
Debt Service Obligation	\$653,977.18	\$311,175.00	\$215,549.50	\$0.00	\$0.00	\$170,850.00	\$12,698.44	\$1,364,250.12
Administrative Subtotal	\$653,977.18	\$311,175.00	\$215,549.50	\$0.00	\$0.00	\$170,850.00	\$12,698.44	\$1,364,250.12
TOTAL EXPENDITURES	\$653,977.18	\$311,175.00	\$215,549.50	\$0.00	\$0.00	\$170,850.00	\$12,698.44	\$1,364,250.12
EXCESS OF REVENUES OVER EXPEN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Collection Costs (2%) and Early Payment Discount (4%) applicable to the county:

6.0%

Gross assessments

\$1,450,095.79

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discounts (4%) for Pasco County is a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

⁽²⁾ **Maximum Annual Debt Service subject to change with redemption of additional principal.**

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020 O&M & SL ASSESSMENT TABLE

2019/2020 O&M Budget:		\$1,495,233.00
Collection Cost @	2%	\$31,813.47
Early Payment Discount @	4%	\$63,626.94
2019/2020 Total:		<u>\$1,590,673.40</u>
2018/2019 O&M Budget:		\$1,332,033.05
2019/2020 O&M Budget:		\$1,495,233.00
Total Difference:		<u>\$163,199.95</u>

<u>LOT SIZE</u>	<u>O&M</u>	<u>FY 2018-2019</u>			<u>FY 2019-2020</u>			<u>PROPOSED INCREASE / DECREASE</u>	
<u>Platted Parcels</u>	<u>Units</u>	<u>O&M</u>	<u>SL</u>	<u>TOTAL</u>	<u>O&M</u>	<u>SL</u>	<u>TOTAL</u>	<u>\$</u>	<u>%</u>
Single Family 55	82	\$866.19	\$129.91	\$996.10	\$866.01	\$125.68	\$991.69	-\$4.41	-0.44%
Single Family 65	82	\$1,042.64	\$156.37	\$1,199.01	\$1,042.42	\$151.28	\$1,193.70	-\$5.31	-0.44%
Single Family 75	46	\$1,187.00	\$178.03	\$1,365.03	\$1,186.76	\$172.23	\$1,358.99	-\$6.04	-0.44%
Single Family 90	54	\$1,443.65	\$216.52	\$1,660.17	\$1,443.36	\$209.47	\$1,652.83	-\$7.34	-0.44%
Commercial	21.75	\$256.65	\$0.00	\$256.65	\$256.59	\$0.00	\$256.59	-\$0.06	-0.02%
Single Family 45	55	\$721.82	\$108.26	\$830.08	\$721.68	\$104.73	\$826.41	-\$3.67	-0.44%
Single Family 55	255	\$866.19	\$129.91	\$996.10	\$866.01	\$125.68	\$991.69	-\$4.41	-0.44%
Single Family 65	186	\$1,042.64	\$156.37	\$1,199.01	\$1,042.42	\$151.28	\$1,193.70	-\$5.31	-0.44%
Single Family 75	68	\$1,187.00	\$178.03	\$1,365.03	\$1,186.76	\$172.23	\$1,358.99	-\$6.04	-0.44%
Apartments	264	\$320.81	\$0.00	\$320.81	\$320.74	\$0.00	\$320.74	-\$0.07	-0.02%
Single Family 45	26	\$721.82	\$108.26	\$830.08	\$721.68	\$104.73	\$826.41	-\$3.67	-0.44%
Single Family 45	156	\$721.82	\$108.26	\$830.08	\$721.68	\$104.73	\$826.41	-\$3.67	-0.44%
Single Family 55	15	\$866.19	\$129.91	\$996.10	\$866.01	\$125.68	\$991.69	-\$4.41	-0.44%
Single Family 65	13	\$1,042.64	\$156.37	\$1,199.01	\$1,042.42	\$151.28	\$1,193.70	-\$5.31	-0.44%
Single Family 75	36	\$1,187.00	\$178.03	\$1,365.03	\$1,186.76	\$172.23	\$1,358.99	-\$6.04	-0.44%
Single Family 40	80	\$184.43	\$0.00	\$184.43	\$641.49	\$93.10	\$734.59	\$550.16	298.30%
Single Family 50	66	\$230.54	\$0.00	\$230.54	\$801.86	\$116.37	\$918.23	\$687.69	298.30%
Single Family 60	58	\$276.65	\$0.00	\$276.65	\$962.24	\$139.65	\$1,101.89	\$825.24	298.30%
Single Family 70	55	\$322.75	\$0.00	\$322.75	\$1,122.61	\$162.92	\$1,285.53	\$962.78	298.31%
Total Platted	<u>1618.75</u>								
Townhome	56	\$138.33	\$0.00	\$138.33	\$206.70	\$0.00	\$206.70	\$68.37	49.43%
Triplex	60	\$147.55	\$0.00	\$147.55	\$220.47	\$0.00	\$220.47	\$72.92	49.42%
Villa / Duplex	48	\$184.43	\$0.00	\$184.43	\$275.59	\$0.00	\$275.59	\$91.16	49.43%
Single Family 55	27	\$248.99	\$0.00	\$248.99	\$372.05	\$0.00	\$372.05	\$123.06	49.42%
Single Family 75	23	\$341.21	\$0.00	\$341.21	\$509.85	\$0.00	\$509.85	\$168.64	49.42%
Single Family 90	37	\$414.99	\$0.00	\$414.99	\$620.09	\$0.00	\$620.09	\$205.10	49.42%
Commercial	56.5	\$73.78	\$0.00	\$73.78	\$110.24	\$0.00	\$110.24	\$36.46	49.42%
Total Unplatted	<u>307.5</u>								
Total Community	<u>1926.25</u>								

FISCAL YEAR 2019/2020 O&M & STREETLIGHT ASSESSMENT SCHEDULE

Total O&M Budget		\$1,495,233.00
Collection Costs @	2%	\$31,813.47
Early Payment Discount @	4%	\$63,626.94
Total O&M Assessment		\$1,590,673.40

Total Admin Budget		\$209,278.00
Collection Costs @	2%	\$4,452.72
Early Payment Discount @	4%	\$8,905.45
Total O&M Assessment		\$222,636.17

Platted Field		\$1,075,391.00
Collection Costs @	2%	\$22,880.66
Early Payment Discount @	4%	\$45,761.32
Total O&M Assessment		\$1,144,032.98

Unplatted Field		\$55,564.00
Collection Costs @	2%	\$1,182.21
Early Payment Discount @	4%	\$2,364.43
Total O&M Assessment		\$59,110.64

Parcel Streetlight		\$155,000.00
Collection Costs @	2%	\$3,297.87
Early Payment Discount @	4%	\$6,595.74
Total O&M Assessment		\$164,893.62

Allocation of Admin O&M Assessment										Allocation of Platted Field O&M Assessment				Allocation of Unplatted Field O&M Assessment				Allocation of Parcel Streetlight Assessment				PER LOT ANNUAL ASSESSMENT			
LOT SIZE	O&M	EAU Factor	Total EAU's	Platted EAU's	Unplatted EAU's	% Total EAU's	Admin Per Product	Admin Per Lot		% Total EAU's	Field Per Product	Field Per Lot		% Total EAU's	Field Per Product	Field Per Lot		Parcel SL Units	% Total EAU's	Parcel SL Per Product	Parcel SL Per Lot	O&M	SL	TOTAL	
Platted Parcels																									
Single Family 55	82	1.350	110.70	110.70	0.00	4.60%	\$10,240.29	\$124.88		5.31%	\$60,772.81	\$741.13		0.00%	\$0.00	\$0.00		82	6.25%	\$10,305.85	\$125.68		\$866.01	\$125.68	\$991.69
Single Family 65	82	1.625	133.25	133.25	0.00	5.54%	\$12,326.28	\$150.32		6.39%	\$73,152.45	\$892.10		0.00%	\$0.00	\$0.00		82	7.52%	\$12,405.19	\$151.28		\$1,042.42	\$151.28	\$1,193.70
Single Family 75	46	1.850	85.10	85.10	0.00	3.54%	\$7,872.17	\$171.13		4.08%	\$46,718.75	\$1,015.63		0.00%	\$0.00	\$0.00		46	4.80%	\$7,922.56	\$172.23		\$1,186.76	\$172.23	\$1,358.99
Single Family 90	54	2.250	121.50	121.50	0.00	5.05%	\$11,239.35	\$208.14		5.83%	\$66,701.86	\$1,235.22		0.00%	\$0.00	\$0.00		54	6.86%	\$11,311.30	\$209.47		\$1,443.36	\$209.47	\$1,652.83
Commercial	21.75	0.400	8.70	8.70	0.00	0.36%	\$604.79	\$37.00		0.42%	\$4,776.18	\$219.59		0.00%	\$0.00	\$0.00		0	0.00%	\$0.00	\$0.00		\$256.59	\$0.00	\$256.59
Single Family 45	55	1.125	61.88	61.88	0.00	2.57%	\$5,723.74	\$104.07		2.97%	\$33,968.54	\$617.61		0.00%	\$0.00	\$0.00		55	3.40%	\$5,760.38	\$104.73		\$721.68	\$104.73	\$826.41
Single Family 55	255	1.350	344.25	344.25	0.00	14.30%	\$31,844.81	\$124.88		16.52%	\$188,988.60	\$741.13		0.00%	\$0.00	\$0.00		255	19.44%	\$32,048.68	\$125.68		\$866.01	\$125.68	\$991.69
Single Family 65	186	1.625	302.25	302.25	0.00	12.56%	\$27,959.61	\$150.32		14.50%	\$165,931.17	\$892.10		0.00%	\$0.00	\$0.00		186	17.06%	\$28,138.60	\$151.28		\$1,042.42	\$151.28	\$1,193.70
Single Family 75	68	1.850	125.80	125.80	0.00	5.23%	\$11,637.12	\$171.13		6.04%	\$69,062.50	\$1,015.63		0.00%	\$0.00	\$0.00		68	7.10%	\$11,711.62	\$172.23		\$1,186.76	\$172.23	\$1,358.99
Apartments	254	0.500	132.00	132.00	0.00	5.48%	\$12,210.65	\$46.25		6.33%	\$72,466.22	\$274.49		0.00%	\$0.00	\$0.00		0	0.00%	\$0.00	\$0.00		\$320.74	\$0.00	\$320.74
Single Family 45	26	1.125	29.25	29.25	0.00	1.22%	\$2,705.77	\$104.07		1.40%	\$16,057.86	\$617.61		0.00%	\$0.00	\$0.00		26	1.65%	\$2,723.09	\$104.73		\$721.68	\$104.73	\$826.41
Single Family 45	156	1.125	175.50	175.50	0.00	7.29%	\$16,234.61	\$104.07		8.42%	\$96,347.13	\$617.61		0.00%	\$0.00	\$0.00		156	9.91%	\$16,338.54	\$104.73		\$721.68	\$104.73	\$826.41
Single Family 55	15	1.350	20.25	20.25	0.00	0.84%	\$1,873.22	\$124.88		0.97%	\$11,116.98	\$741.13		0.00%	\$0.00	\$0.00		15	1.14%	\$1,885.22	\$125.68		\$866.01	\$125.68	\$991.69
Single Family 65	13	1.625	21.13	21.13	0.00	0.88%	\$1,954.17	\$150.32		1.01%	\$11,597.34	\$892.10		0.00%	\$0.00	\$0.00		13	1.19%	\$1,966.08	\$151.28		\$1,042.42	\$151.28	\$1,193.70
Single Family 75	36	1.850	66.60	66.60	0.00	2.77%	\$6,160.83	\$171.13		3.20%	\$36,562.50	\$1,015.63		0.00%	\$0.00	\$0.00		36	3.76%	\$6,200.27	\$172.23		\$1,186.76	\$172.23	\$1,358.99
Single Family 40	80	1.000	80.00	80.00	0.00	3.32%	\$7,400.39	\$92.50		3.84%	\$43,918.92	\$548.99		0.00%	\$0.00	\$0.00		68	3.84%	\$6,330.60	\$93.10		\$641.49	\$93.10	\$734.59
Single Family 50	66	1.250	82.50	82.50	0.00	4.35%	\$7,631.65	\$115.63		3.96%	\$45,291.39	\$686.23		0.00%	\$0.00	\$0.00		25	1.76%	\$2,909.28	\$116.37		\$801.86	\$116.37	\$918.23
Single Family 60	58	1.500	87.00	87.00	0.00	3.61%	\$8,047.93	\$138.76		4.17%	\$47,761.83	\$823.48		0.00%	\$0.00	\$0.00		24	2.03%	\$3,351.50	\$139.65		\$962.24	\$139.65	\$1,101.89
Single Family 70	55	1.750	96.25	96.25	0.00	4.00%	\$8,903.60	\$161.88		4.62%	\$52,839.95	\$960.73		0.00%	\$0.00	\$0.00		22	2.17%	\$3,584.24	\$162.92		\$1,122.61	\$162.92	\$1,285.53
Total Platted	1618.75		2083.90	2083.90	0.00	86.59%	\$192,770.96			100.00%	\$1,144,032.98			0.00%	\$0.00				100.00%	\$164,893.62					
Townhome	56	0.750	42.00	0.00	42.00	1.75%	\$3,885.21	\$69.38		0.00%	\$0.00	\$0.00		13.01%	\$7,689.78	\$137.32		0	0.00%	\$0.00	\$0.00		\$206.70	\$0.00	\$206.70
Triplex	60	0.800	48.00	0.00	48.00	1.99%	\$4,440.24	\$74.00		0.00%	\$0.00	\$0.00		14.87%	\$8,788.32	\$146.47		0	0.00%	\$0.00	\$0.00		\$220.47	\$0.00	\$220.47
Villa / Duplex	48	1.000	48.00	0.00	48.00	1.99%	\$4,440.24	\$92.50		0.00%	\$0.00	\$0.00		14.87%	\$8,788.32	\$183.09		0	0.00%	\$0.00	\$0.00		\$275.59	\$0.00	\$275.59
Single Family 55	27	1.350	36.45	0.00	36.45	1.51%	\$3,371.80	\$124.88		0.00%	\$0.00	\$0.00		11.29%	\$6,673.63	\$247.17		0	0.00%	\$0.00	\$0.00		\$372.05	\$0.00	\$372.05
Single Family 75	23	1.850	42.55	0.00	42.55	1.77%	\$3,936.08	\$171.13		0.00%	\$0.00	\$0.00		13.18%	\$7,790.48	\$338.72		0	0.00%	\$0.00	\$0.00		\$509.85	\$0.00	\$509.85
Single Family 90	37	2.250	83.25	0.00	83.25	3.46%	\$7,701.03	\$208.14		0.00%	\$0.00	\$0.00		25.79%	\$15,242.25	\$411.95		0	0.00%	\$0.00	\$0.00		\$620.09	\$0.00	\$620.09
Commercial	56.5	0.400	22.60	0.00	22.60	0.94%	\$2,090.61	\$37.00		0.00%	\$0.00	\$0.00		7.00%	\$4,137.84	\$73.24		0	0.00%	\$0.00	\$0.00		\$110.24	\$0.00	\$110.24
Total Unplatted	307.5		322.85	0.00	322.85	13.41%	\$29,865.21			0.00%	\$0.00			100.00%	\$59,110.64				100.00%	\$0.00					
Total Community	1926.25		2406.75	2083.90	322.85	100.00%	\$222,636.17			100.00%	\$1,144,032.98			100.00%	\$59,110.64				100.00%	\$164,893.62					
LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)																									
Net Revenue to be Collected																									
						\$13,358.17					(\$68,641.98)								(\$9,893.62)						
						\$209,278.00					\$1,075,391.00								\$55,564.00						

Tab 17

RESOLUTION 2019-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND
SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA
LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION
REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (**"Board"**) of the Connerton West Community Development District (**"District"**) prior to June 15, 2019, proposed budgets (**"Proposed Budget"**) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (**"Fiscal Year 2019/2020"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2019

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to **Pasco County** at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF MAY, 2019.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2019/2020

Tab 18

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 Cermeneno	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
3/5/2018	O&M	Extend the Nature Trails per Refunding Agreement	District Engineer	Cardno	TBD	Cardno Working on Project - Update at Meeting.
10/23/2018	O&M	Repair Sidewalks	Rick Schappacher	TBD	6/3/2019	Preparing to Move Forward
Landscape Projects						
Completed						
11/6/2017	Admin	Wetland Clearing 8440 Westerland	District Manager	TBD	TBD	Done