



Rizzetta & Company

# **Connerton West Community Development District**

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## **Board of Supervisors' Meeting June 3, 2019**

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

**[www.connertonwestcdd.org](http://www.connertonwestcdd.org)**

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT**  
**AGENDA**  
**June 3, 2019 at 6:00 p.m.**

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

<b>District Board of Supervisors</b>	Stewart Gibbons	Chairman
	Richard Dombrowski	Vice Chairman
	James Jackson	Assistant Secretary
	Ryan Becwar	Assistant Secretary
	Roy Gilmore III	Assistant Secretary
<b>District Manager</b>	Greg Cox	Rizzetta & Company, Inc.
<b>District Attorney</b>	Alyssa Willson	Hopping Green & Sams, P.A.
<b>District Engineer</b>	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**

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**Board of Supervisors**  
**Connerton West Community**  
**Development District**

May 31, 2019

**REVISED AGENDA**

Dear Board Members:

The Connerton West Community Development District regular meeting of the Board of Supervisors will be held on **Monday, June 3, 2019 at 6:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638. The following is the revised 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 May 6, 2019 ..... Tab 1
  - B.** Consideration of Operation and Maintenance Expenditures for April 2019..... Tab 2
- 4. BUSINESS ITEMS**
  - A.** Presentation of Amended and Restated Series 2006 A-2 Special Assessment Allocation Report (under separate cover)
  - B.** Consideration of Resolution 2019-08; Amended Series 2006 Supplemental Assessment Methodology ..... Tab 3
  - C.** Consideration of Resolution 2019-09; Setting Public Hearing Date for 2006 A-2 Assessment Reallocation ..... Tab 4
  - D.** Field Inspection Report ..... Tab 5
  - E.** Landscape Update
  - F.** Monthly Irrigation Report..... Tab 6
  - G.** Monthly Aquatic Service Update
  - H.** Discussion of Bond Re-Funding Projects
    - a.** Funding Status Update
  - I.** Consideration of ADA Accessibility Website Proposals. ... Tab 7
  - J.** Consideration of Soil Excavation Rights and Easement Agreement ..... Tab 8
- 5. STAFF REPORTS**
  - A.** District Counsel
  - B.** District Engineer
  - C.** District Manager
    1. Financial Status Update
    2. Action Item List ..... Tab 9
- 6. AUDIENCE COMMENTS**
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

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

Sincerely,

*Greg Cox*

Greg Cox  
District Manager

cc: Roy Van Wyk, 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, May 7, 2019 and called to order at 4:03 p.m.** at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Richard Dombrowski	<b>Board Supervisor, Chairman</b>
James Jackson	<b>Board Supervisor, Vice Chairman</b>
Roy Gilmore	<b>Board Supervisor, Assistant Secretary</b>
Stewart Gibbons	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager, Rizzetta &amp; Company</b>
Roy Van Wyk	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Jordan Schrader	<b>District Engineer, Clearview Land Design</b>
George Woods	<b>Representative, CLM</b>
Mark Ballenger	<b>Representative, Ballenger Irrigation</b>
Gail Huff	<b>Representative, Ballenger Irrigation</b>

Audience	<b>Present</b>
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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. Joe Cammarota addressed the Board regarding mowing of pond banks and flowers needed at entrance medians.

Mr Brian Kucera addressed the Board regarding flowers at the front entrance are thin and construction is causing dead grass at various locations.

Mr. Patrick Storer addressed the Board regarding the Storybook Park parking lot and its shells, mowed grass in the gutters.

**THIRD ORDER OF BUSINESS**

**Field Inspection Report**

The Board reviewed the Field Inspection Report prepared by Mr. John Toborg. Mr. Gilmore requested that CLM remove a hanging branch on Pleasant Plains Parkway.

**FOURTH ORDER OF BUSINESS**

**Landscape Update**

The Board received a landscape maintenance update from George Woods, with CLM. The Board members addressed issues with landscaping to include the need for weeding and a general need for improvement.

Mr. Jackson expressed his opinion that Mr. Zuercher should have more direct on-site authority to guide the landscape contractors.

On a Motion by Mr. Jackson, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors unanimously approved the CLM proposal for the March installation of annuals in the amount of \$10,000.00, for the Connerton West Community Development District.

**FIFTH ORDER OF BUSINESS**

**Irrigation Update**

The Board received an update from Gail Huff, with Ballenger Irrigation. She informed the Board that the recently acquired touch screen on EP-1 was installed. She also informed the Board that the temporary leak repair at the EP-1 pump was still holding up. Ms. Huff presented a proposal for a connect zone pipe leak at Pleasant Plains Parkway and the Groves entrance. Mr. Gilmore informed Ms. Huff of a broken irrigation head on Connerton Blvd.

On a Motion by Mr. Dombrowski, seconded by Mr. Jackson, with all in favor, the Board of Supervisors unanimously approved the Ballenger proposal for the connect zone pipe leak repair in the amount of \$1,625.00, for the Connerton West Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Meeting held on April 1,  
2019**

Mr. Cox presented the meeting minutes of the Board of Supervisors' meeting held on April 1, 2019.

On a Motion by Mr. Dombrowski, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors unanimously approved the minutes of the Board of Supervisors' Meeting held on April 1, 2019, as presented, for the Connerton West Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Audit  
Committee Meeting held on April 1,  
2019**

Mr. Cox presented the meeting minutes of the Audit Committee meeting held on April 1, 2019.

On a Motion by Mr. Dombrowski, seconded by Mr. Gilmore, with all in favor, the Board of Supervisors unanimously approved the minutes of the Audit Committee Meeting held on April 1, 2019, as presented, for the Connerton West Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for March  
2019**

Mr. Cox presented the Operations and Maintenance expenditures report for March 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 March 2019 Operations and Maintenance expenditures report in the amount of \$118,213.04, for the Connerton West Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Construction  
Requisitions 35-41**

On a Motion by Mr. Dombrowski, seconded by Mr. Jackson, with all in favor, the Board of Supervisors unanimously ratified Construction Requisitions 35-41, for the Connerton West Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Construction  
Requisitions 3-7**

On a Motion by Mr. Dombrowski, seconded by Mr. Gilmore, with all in favor, the Board of Supervisors unanimously ratified Construction Requisitions 3-7, for the Connerton West Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Assessment Allocation  
for Parcels 208 and 209**

This item was tabled.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Appointment for  
Vacant Seat #5**

The Board considered the applications of six residents for the appointment to vacant Seat # 5. Comments were heard from Alison Cagle, Phil Calabria, Pamelyn Eichelberger, Hector Pastrana and Eric Husby. Nicholas Brandt had applied but was not able to attend.

The Board approved to appoint Pamelyn Eichelberger to Seat #5.

On a Motion by Mr. Dombrowski, seconded by Mr. Gilmore, with all in favor, the Board of Supervisors unanimously appointed Pamelyn Eichelberger to Seat #5 for the term of 11/2018 through 11/2022, for the Connerton West Community Development District.

Mr. Cox administered the Oath of Office and Mr. Van Wyk provided her with information related to Florida Sunshine and Ethics Laws.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-05;  
Designation of Officers**

The Board elected new Board officers. Mr. Dombrowski was the only nominee for Chairman while Mr. Jackson and Mr. Gilmore were nominated as Vice Chairman. Mr. Jackson was selected by the Board as Vice Chairman.

On a Motion by Mr. Dombrowski, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors unanimously adopted Resolution 2019-05; Designation of Officers with Mr. Dombrowski as Vice Chairman and Mr. Jackson, Vice-Chairman. Mr. Gibbons, Mr. Gilmore and Ms. Eichelberger, Mr. Cox and Ms. Montagna as Assistant Secretaries, for the Connerton West Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Discussion of Bond Re-Funding  
Projects**

The Board received an update of the Bond Re-funding projects from Mr. Schrader and Mr. Cox.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of  
Playground  
Proposals**

The Board reviewed playground proposals for the playground planned for the Rose Cottage area. The vendors considered were Advanced Recreational Concepts, LLC (ARC); Rep Services, Inc; and Beyond Your Ordinary Recreation (BYO).

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On a Motion by Mr. Dombrowski, seconded by Ms. Eichelberger, with all in favor, the Board of Supervisors unanimously approved the proposal from Advanced Recreational Concepts, LLC (ARC) with a modification to add an additional swing set bay with two swings and not-to-exceed amount of \$185,000, for the Connerton West Community Development District.

**SIXTEENTH ORDER OF BUSINESS**                      **Consideration        of        Wildlands**  
**Conservation Agreement**

On a Motion by Mr. Dombrowski, seconded by Mr. Gilmore, with all in favor, the Board of Supervisors unanimously approved the Wildlands Conservation Agreement for conservation area maintenance in its substantial form, for the Connerton West Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**                      **Discussion of Stan Zuercher Position**

The Board approved to begin a 50%-50% split of Stan Zuercher's pay with the HOA for a 6-month period before reassessing the agreement.

On a Motion by Mr. Dombrowski, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors unanimously approved to begin a 50%-50% split of Stan Zuercher's pay with the HOA for a 6-month period before reassessing the agreement, for the Connerton West Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**                      **Presentation of Registered Voter Count**

Mr. Cox informed the Board that the Pasco County registered voter count in the Connerton West CDD as of April 15, 2019, per the Pasco County Supervisor of Elections Office, is 1,892.

**NINETEENTH ORDER OF BUSINESS**                      **Consideration of Resolution 2019-07;**  
**Regarding County Owned Property**

On a Motion by Mr. Dombrowski, seconded by Ms. Eichelberger, with all in favor, the Board of Supervisors unanimously adopted Resolution 2019-07; Regarding County Owned Property which addresses property being conveyed to the County Schools, for the Connerton West Community Development District.

**TWENTIETH ORDER OF BUSINESS**                      **Presentation of Fiscal Year 2019-2020**  
**Proposed Budget**

The Board reviewed the proposed budget for Fiscal Year 2019-2020. The Board requested that \$50,000 be moved into the O&M Budget from the Reserve Budget in anticipation of increasing costs due to completion of additional areas that the CDD will need to begin maintaining.

**TWENTY-FIRST ORDER OF BUSINESS**

**Consideration of Resolution 2019-06;  
Approving Fiscal Year 2019-2020  
Proposed Budget and Set Public  
Hearing Date**

On a Motion by Mr. Jackson, seconded by Mr. Gilmore, with all in favor, the Board of Supervisors unanimously adopted 2019-06; Approving Fiscal Year 2019-2020 Proposed Budget and Set Public Hearing Date for August 5, 2019 at 6:00 p.m., for the Connerton West Community Development District.

**TWENTY-SECOND ORDER OF BUSINESS      Staff Reports**

**A. District Counsel**

Mr. Van Wyk provided an update to the Board. Mr. Van Wyk noted that there are a number of vendors available to possibly provide cell phone tower bids to the District and estimated that the income from a lease could be in the \$14,000 to \$14,500 per tower. The Board expressed interest in getting additional bids.

**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 June 3, 2019 at 6:00 p.m. at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

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

Mr. Cox informed the Board that work was going to begin again on the effort to get the sidewalks repaired.

**TWENTY-THIRD ORDER OF BUSINESS      Audience Comments**

No audience comments.

**TWENTY-FOURTH ORDER OF BUSINESS      Supervisor Requests**

Mr. Jackson requested information regarding the depressed area that was reported.

Mr. Gilmore expressed his concerns about speeding especially since the recent incident where a vehicle struck and killed a Sand Crane.

Mr. Gibbons requested staff look at the possibility of getting a quote to do a one-

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time curbing pressure washing along the main roadways.

**TWENTY-FIFTH ORDER OF BUSINESS      Adjournment**

On a Motion by Mr. Gilmore, seconded by Mr. Dombrowski, with all in favor, the Board adjourned the meeting at 6:51 p.m. for the Connerton West Community Development District.
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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman / Vice-Chairman

## Tab 2

# CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures April 2019 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2019 through April 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented:           **\$113,847.80**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger & Company, Inc.	002436	19070	Irrigation Repairs 04/19	\$ 300.00
Ballenger & Company, Inc.	002436	19080	Irrigation Repairs 03/19	\$ 260.00
Ballenger & Company, Inc.	002436	19081	Irrigation Repairs 03/19	\$ 850.00
Ballenger & Company, Inc.	002436	19082	Irrigation Repairs 03/19	\$ 565.00
Ballenger & Company, Inc.	002436	19095	Irrigation Maintenance 03/19	\$ 7,210.00
Ballenger & Company, Inc.	002436	19104	SWFWMD Meter Reading/Irrig Pump Station 03/19	\$ 1,300.00
Ballenger & Company, Inc.	002436	19111	Irrigation Repairs 03/19	\$ 300.00
Capital Land Management Corporation	002437	205221	Tree Replacement 03/19	\$ 1,415.00
Capital Land Management Corporation	002437	205261	Landscape Fertilization 03/19	\$ 7,500.00
Capital Land Management Corporation	002448	205262	Landscape Maintenance 04/19	\$ 22,000.00
Capital Land Management Corporation	002448	205287	Installed Sod 04/19	\$ 5,475.00
Clearview Land Design, P. L.	002429	19-00567	Engineering Services 03/19	\$ 1,890.00
Connerton Community Association, Inc.	002443	201906	Salary Reimbursement 03/19	\$ 3,560.00

## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	002440	106365	General Counsel/Monthly Meeting 02/19	\$ 7,678.08
James Jackson	002441	JJ040119	Board of Supervisors Meeting 04/01/19	\$ 200.00
Jeremy R. Cohen	002430	030819 Cohen	Off Duty Patrols 03/08/19	\$ 350.00
Jeremy R. Cohen	002430	032519 Cohen	Off Duty Patrols 03/25/19	\$ 200.00
Jerry Richardson	002452	1216	Monthly Hog Removal Service 04/19	\$ 800.00
K. Johnson's Lawn & Landscaping, Inc.	002449	16062	Mowing of Connerton Bike Trail 04/19	\$ 700.00
Kevin Eric Hamilton	002432	030519 Hamilton	Off Duty Patrols 03/05/19	\$ 200.00
Kevin Eric Hamilton	002432	031919 Hamilton	Off Duty Patrols 03/19/19	\$ 200.00
Mobile Mini, Inc.	002451	9006132901	Acct# 10023746 Mobile Storage Rental 04/07/19-05/04/19	\$ 203.03
Pasco Alliance of Community Associations	002444	041019 PACA	PACA Membership for Connerton West CDD 04/19	\$ 50.00
Pasco County	002433	Pasco Water Summary 03/19	Water Summary 03/19	\$ 100.75
Pasco County	002445	Pasco Water Summary 03/19 A	Water Summary 03/19 A	\$ 50.32
Patrick J. Elmore	002431	031419 Elmore	Off Duty Patrols 03/14/19	\$ 200.00

## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Patrick J. Elmore	002431	032619 Elmore	Off Duty Patrols 03/26/19	\$ 200.00
Richard A. Dombrowski	002438	RD040119	Board of Supervisors Meeting 04/01/19	\$ 200.00
Rizzetta & Company, Inc	002434	INV0000039741	District Management Fees 04/19	\$ 6,283.33
Rizzetta Technology Services, LLC	002435	INV0000004276	Email & Website Hosting Services 04/19	\$ 175.00
Roy Gilmore III	002439	RG040119	Board of Supervisors Meeting 04/01/19	\$ 200.00
Site Masters of Florida, LLC	002442	040519-1	Portion for Rose Cottage Playground Drainage 04/19	\$ 5,550.00
Site Masters of Florida, LLC	002447	041819-1	Progress Payment Rose Cottage Playground Drainage 04/19	\$ 14,400.00
Suncoast Pool Service	002453	5183	Fountain Service 04/19	\$ 250.00
Times Publishing Company	002450	767156 04/12/19	Acct# 119853 Legal Advertising 04/19	\$ 88.00
Withlacoochee River Electric Cooperative Inc.	002446	Electric Summary Bill- 03/19	Electric Summary Bill-03/19	<u>\$ 22,944.29</u>
Report Total				<u>\$ 113,847.80</u>

## Tab 3

## **RESOLUTION 2019-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Connerton West Community Development District (“District”) is a local unit of special-purpose government of the State of Florida, located in Pasco County, Florida, and created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by Rule 42PP-1 of the Florida Land and Water Adjudicatory Commission effective on June 14, 2004; and

**WHEREAS**, the District has adopted an engineer’s report which identified the nature and costs of the infrastructure improvements to be funded through the issuance of one or more series of bonds, (the Master Engineer’s Report); and

**WHEREAS**, the Master Engineer’s Report provides an estimate of the cost associated with each of the infrastructure improvements to be constructed by the District, (the “Improvements”); and

**WHEREAS**, the District has adopted a master assessment report, which report determines the amount of funds necessary to provide funding for the Improvements, as well as apportions the costs of the Improvements among the lands located within the District that benefit therefrom, (the “Master Assessment Report”);and

**WHEREAS**, in order to provide the funds necessary for the payment of the costs associated with the Improvements, the District levied and imposed special assessments upon all the lands benefited by the Improvements, (the “Master Assessments”), as such Master Assessments were amended in the 2018 assessment proceedings to account for changes to the development plan requiring addition of certain product types, which Master Assessments are hereby ratified and confirmed; and

**WHEREAS**, the District issued its \$3,015,000 Capital Improvement Revenue Bonds, Series 2004A-1 and \$5,880,000 Capital Improvement Revenue Bonds, Series 2004A-2 (together the “Series 2004A Bonds”); \$6,265,000 Capital Improvement Revenue Bonds, Series 2006A-1 and \$4,370,000 Capital Improvement Revenue Bonds and Series 2006A-2 (together the “Series 2006A Bonds”); \$25,430,000 Capital Improvement Revenue Bonds, Series 2007B (the “Series 2007B Bonds”); \$2,275,000 Capital Improvement Revenue and Refunding Bonds, Series 2015A-1 and \$3,110,000 Capital Improvement Revenue and Refunding Bonds, Series 2015A-2 (together the Series 2015A Bonds”); the Series 2018-1 Capital Improvement Revenue Bonds and Series 2018-2 Capital Improvement Revenue and Refunding Bonds (the “Series 2018 Bonds”); and the Series 2018A-1 and Series 2018A-2 Revenue and Refunding Bonds (the “Series 2018A Bonds”) (all together, the “Prior Bonds”), pursuant to that certain *Master Trust Indenture* (the “Master Indenture”) dated November 1, 2004, as supplemented, to fund a portion of the costs associated with the Improvements; and

**WHEREAS**, to account for changes in the development plan, the District desires to adopt the Amended Supplemental Special Assessment Allocation Report Capital Improvement Revenue Bonds, Series 2006A-2 (the “Amended 2006 Supplemental Assessment Report”) for the undeveloped lands within the District (the “Undeveloped Lands”); and

**WHEREAS**, the District has previously adopted Resolution Nos. 2006-09, 2006-10 and 2006-12, 2006-13, 2018-04, 2018-05, and 2018-08 levying and imposing special assessments upon the Undeveloped Lands in accordance with the District’s Master Assessment Report; and

**WHEREAS**, the lien being proposed by this Resolution is for the remaining 2006 Project costs allocable to the Undeveloped Lands previously funded through the collection of special assessments upon the Undeveloped Lands; and

**WHEREAS**, in connection with the adoption of the Amended 2006 Supplemental Assessment Report, the Board of Supervisors of the District (“Board”) hereby determines to continue to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain a portion of the public improvements described in the Master Engineer’s Report dated August 2006, as supplemented by the Connerton West Community Development District Supplemental Engineer’s Report for the Series 2006 Project dated August 2006, copies of which are attached hereto as **Exhibit A** and incorporated herein by reference, which report is hereby ratified and confirmed; and

**WHEREAS**, it continues to be in the best interests of the District to pay the cost of the 2006 Project through the levy of special assessments pursuant to Chapters 170, 190, and 197, Florida Statutes; and

**WHEREAS**, the District is empowered by Chapters 170, 190, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect special assessments; and

**WHEREAS**, the Developer has advised the District that it intends to modify the development plan for the District by changing the planned number and type of units which necessitates revising

the assessment amounts and adding a contribution in lieu of assessments; and

**WHEREAS**, it is therefore prudent for the District to declare its intent to amend the Supplemental Special Assessment Allocation Report Capital Improvement Revenue Bonds, Series 2006A-2 to address the changes to the development plan; and

**WHEREAS**, in anticipation of the proposed amendment, the District's Methodology Consultant has prepared the Amended 2006 Supplemental Assessment Report dated June 3, 2019 (the "First Amendment"), a copy of which is attached hereto as **Exhibit B** and incorporated herein by reference, that describes the changes that have been made to the development plan and the manner in which the District's assessments will be allocated to Undeveloped Lands; and

**WHEREAS**, such First Amendment shall only affect the Undeveloped Lands; and

**WHEREAS**, the proposed First Amendment will have no effect on the assessments currently levied on existing homeowners within the District; and

**WHEREAS**, the District has determined that it is in the District's best interests to move forward with the amendment of the Supplemental Special Assessment Allocation Report Capital Improvement Revenue Bonds, Series 2006A-2 in order to account for the revised development plan; and

**WHEREAS**, notwithstanding the District's adoption of this Resolution to commence the process of amending the Supplemental Special Assessment Allocation Report Capital Improvement Revenue Bonds, Series 2006A-2 the existing Supplemental Special Assessment Allocation Report Capital Improvement Revenue Bonds, Series 2006A-2 shall remain valid, binding, and unmodified until such time as the District adopts the First Amendment after a public hearing; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and those special assessments will be made in proportion to the benefits received as set forth in the First Amendment on file at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 ("District Records Office"); and

**WHEREAS**, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by section 170.03, Florida Statutes for the assessment liens levied on the Undeveloped Lands; and

**WHEREAS**, the District hereby determines that the assessments to be levied will not exceed the benefits to the property improved.

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

**Section 1.** The assessments shall be levied to defray the cost of the Series 2006 Project.

**Section 2.** The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A** on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location (together with Exhibit A the “Assessment Plat”).

**Section 3.** The total cost of the Series 2006 Project was \$8,835,855.00 (hereinafter, referred to as the “Series 2006 Project Estimated Cost”).

**Section 4.** The assessments will collectively defray approximately \$3,140,000.00 which includes a portion of Series 2006 Project Estimated Cost plus financing-related costs.

**Section 5.** The manner in which the assessments shall be apportioned and paid is set forth in **Exhibit B**.

**Section 6.** The assessments shall be levied, within the District, on the Undeveloped Lands specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

**Section 7.** There is on file, at the District Records Office, the Assessment Plat which shows the areas to be assessed, with certain plans and specifications describing the Series 2006 Project and the Series 2006 Project Estimated Cost, all of which shall be open to inspection by the public.

**Section 8.** Commencing with the year in which the assessments are certified for collection, the Assessments shall be paid in not more than \_\_\_\_\_ (\_\_\_\_\_) annual installments or the maximum period of time permitted by law then in effect. The assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes (the “Uniform Method”); provided, however, that in the event the Uniform Method is not available to the District in any year, or if determined by the District to be in its best interest, the assessments, or any portion thereof, may be collected as is otherwise permitted by law.

**Section 9.** The District Manager has caused to be made a preliminary assessment roll, in accordance with the First Amendment, attached as **Exhibit B** hereto, which shows the Undeveloped Lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District’s Preliminary Series 2006A-2 Assessment Roll.

**Section 10.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Series 2006 Project, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

**Section 11.** The District Manager is hereby directed to cause this resolution to be

published twice (once a week for two (2) weeks) in a newspaper of general circulation within Pasco County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District.

**Section 12.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Attest:

**CONNERTON WEST COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

- Exhibit A:** Master Engineer's Report dated August 2006, as supplemented by the Supplemental Engineer's Report for the Series 2006 Project dated August 2006
- Exhibit B:** Amended Supplemental Special Assessment Allocation Report Capital Improvement Revenue Bonds, Series 2006A-2 dated June 3, 2019

## Tab 4

**RESOLUTION 2019-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2019, AT \_\_\_\_:\_\_\_\_ P.M., AT CLUB CONNERTON, 21100 FOUNTAIN GARDEN WAY, LAND O' LAKES, FLORIDA 34638, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors of the Connerton West Community Development District, (the "Board") has previously adopted Resolution 2019-\_\_\_\_entitled

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, in accordance with Resolution 2019-\_\_, a Preliminary Supplemental Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at Rizzetta & Company, Inc., at 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625 ("District Records Office").

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

1. There is hereby declared a public hearing to be held at \_\_\_\_:\_\_\_\_ P.M., on \_\_\_\_\_, 2019, at Club Connerton, located at 21100 Fountain Garden Way, Land O'Lakes, Florida 34638, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Supplemental Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625.
2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Pasco County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
3. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of June, 2019.

ATTEST:

**CONNERTON WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Asst. Secretary

---

Chairman

## Tab 5

# CONNERTON WEST

## FIELD INSPECTION REPORT



May 9, 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 June, all Bahia turf shall receive an application of 24-0-11 fertilizer with Iron, Manganese and Magnesium. Additionally, all Ornamentals and Palms shall receive applications of 8-10-10 & 8-2-12+4Mg fertilizers, respectively.
- ❑ **Property-wide where recent utility work has been completed (Gas line with yellow poles), there remain strips of bare ground anywhere from 3'-4' wide by 10'-12' long. Who will be responsible for re-installing new turf?**

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. **There is inconsistency in the vitality of various annual flower beds. This, more than likely, is due to inconsistent irrigation coverage as well as inconsistent types of coverage, (i.e., drip VS Spray VS Rotors). Is it even viable to retrofit these annual beds so that all have the same manner of irrigation coverage?**
2. As was noted in last month's report, weeds continue to be a significant issue throughout the community. However, CLM has indicated that larger crews (& more often) are being dedicated (including during the course of this inspection) to bringing this weed pressure to an acceptable level. Having said this, in the interest of brevity, although there may not be many more mentions of weeds, that does not insinuate weeds are not an issue.
3. **Near the vicinity of the "Wildlife Crossing" eastbound on CBlvd., there is a cut dripline underneath an established Oak. If this drip system here is still operable & dedicated to the tress (which are established and do not require supplemental irrigation), can we abandon this zone and cap off all dripline beneath grade? (Pic 3>)**
4. Try to attain the upper hand on the invasive vines which tend to take over the Walter's Viburnum beds on either side of the sidewalk on top of the "Wildlife Crossing".
5. Continuing eastbound approaching Symphony, Walter's Viburnum are needing to be selectively pruned as well as a surprisingly nice-looking Wax Myrtle near the sidewalk. Where the trail comes out to meet the sidewalk, an open bed at the intersection needs to be weeded.
6. Similar to Item 4, the Juniper bed at the "T" intersection of Symphony & CBlvd. Is becoming overrun with invasive vines.
7. Beds of Muhly Grass approaching Rose Cottage, were reportedly weeded, but obviously missed. (Pic 7>)
8. Although the playground area is currently being renovated, nearby Juniper beds still need to be maintained.



9. Heading back west on CBlvd. from the Arbors, the Walter's Viburnum beds behind the sidewalks are nearing the same condition as those on the "Wildlife Crossing".
10. Westbound on CBlvd. on the "Wildlife Crossing", CLM to begin to reverse the shearing angle of the Walter's Viburnum so that the base is maintained wider than the tops. It is opposite that now and the overhanging top may begin to shade out the base. Not only that, but the tops are actually outside the curb line.
11. CLM to recommend a treatment program to reverse the downward trend of the conditions of the Hollies on the CBlvd. median and elsewhere. Is there a mix that can be either sprayed on these trees or a drench for the rootzone after the cause of their decline is diagnosed?
12. The hedge on the south side of the open lawn east of the Arbors north entrance needs to be trimmed. I don't mind allowing this hedge to grow taller, however, it needs to be completed in a consistent height across the top.
13. I have asked CLM to provide strapping on the newly installed Oak on top of the EP-2 bank. It is already slightly leaning to the SE.
14. Remove Palm saplings from the Club Connerton roundabout.
15. Detail the Confederate Jasmine bed on the south tunnel fencing.
16. Detail the last Bald Cypress tree ring before getting to the GG HOA-maintained land on the north.
17. A good amount of bed detailing is required along the north side of GG in the beds of Bottlebrush.
18. Has the browning of the Cedars on the north side of GG been diagnosed? If so, what is the treatment plan?
19. I still consider the turf color on the CBlvd./Blue Mist roundabout to be inconsistent. Did the fertilizer team ever return to re-apply?
20. Oleander still need to be cut closer to the ground on the east side of GG near the location of the new median cut on Blue Mist. Broken dead limbs need to be removed.
21. CLM to increase treatments (be they fertilization or insect preventatives) to the turf under the Crape Myrtles adjacent to the curb and gutter down the west side of Blue Mist, east of GG. We need to get this turf back into shape.

**22. Who is responsible to re-finish the Blue Mist median tips as well as due west of the new entrance? These have been left unfinished for quite some time. Would the BOS like me to engage CLM in an enhancement? (Pics 22a, b & c>)**



# Blue Mist, Pleasant Plains Parkway, Wonderment Way

23. As mentioned in the Summary at the opening of the report, there are many areas throughout the community where the installation of the new gas line has left bare strips. Who will be replacing this? (Pic 23>



24. We have recently installed replacement Bald Cypress trees along Sump 357 (east of Jasmine Abbey) as well as Pond G leading into the Gardens and Wonderment Way. With these, Gator Bags were installed to hold and slowly disperse the water. I would like to see if Ballenger and Co. can provide a proposal to rig an extend flood bubbler to the tops of the bags to also fill the bag every time the irrigation runs for that zone. This will assist CLM who cannot fill these every day. (Pic 24)



25. Fakahatchee Grasses remain quite brown on the Wonderment Way median. I had asked these to be thoroughly drenched and then cut to a low mound. I feel too much time elapsed before the drenching took place and now they may be past the point of revival. If that is the case, these will need to be replaced by CLM. They still need to be cut. (Pic 25>



# Pearl Crescent, Wistful Yearn, Storybrook Park, Butterfly Kiss

26. Does CLM think that raking back dirt from the base of the Oak on the Pearl Crescent cul-de-sac may help to halt the tip dieback? Many times tip dieback at the top of the tree is a symptom of planting a tree too deeply. Despite popular belief, trees should be planted so that their root flare is a few inches above existing grade. In heavier, moist soils, the higher the better. Clearing excessive soil from the top of the root flare and feeder roots can be accomplished with a high-pressure air tool or Air Spade.

27. A recent irrigation repair on Pearl Crescent needs to be mulched.

28. Reminding CLM crews they need to mow as close as safely possible to rear yard fences without damaging the fencing. **CLM is NOT expected to line trim the back sides of residential fences.** We have received complaints this is not being done behind some of the homes on Southern Charm at Pond L1. (see >)

29. We need to make sure to detail the tree rings in the pocket parks on the south side of Wistful Yearn as well as mow on the south side of the bollards.

30. Make sure wetland material along the south side of Billowy Jaunt is being cut back so that CDD-maintained turf can be mowed.



31. Top the Podocarpus around the Pump & Well on the NW corner of Storybrook Park.

32. Near the parking lot area in Storybrook Park, remove Oak suckers and trim and remove any dieback in the Star Jasmine.

33. Does CLM recommend an application of Liquid Copper or other fungicide onto the Sandankwa Viburnum on either side of Storybrook Park? Most is fairly covered with lichen preventing full leaf development. Remove weeds from the trail north of the soccer park and continue to spot treat weeds in the soccer field.



34. Every two weeks, all Bermuda turf will be treated with 21-0-0, Ammonium Sulfate & 2,4-D Herbicide.

35. Eradicate expansion joint weeds at the curb and gutter where the trail goes from Sequester Loop to Wilderness Lake.

36. Eradicate weeds and detail the landscape beds in the pocket park on the south side of Butterfly Kiss.

37. I was informed during the course of this inspection that pond crews would be returning the next day to commence pond mowing as it was noted several had not been mowed.



# Butterfly Kiss, Jasmine Abbey, Gardens at Forget Me Not, Savory Walk

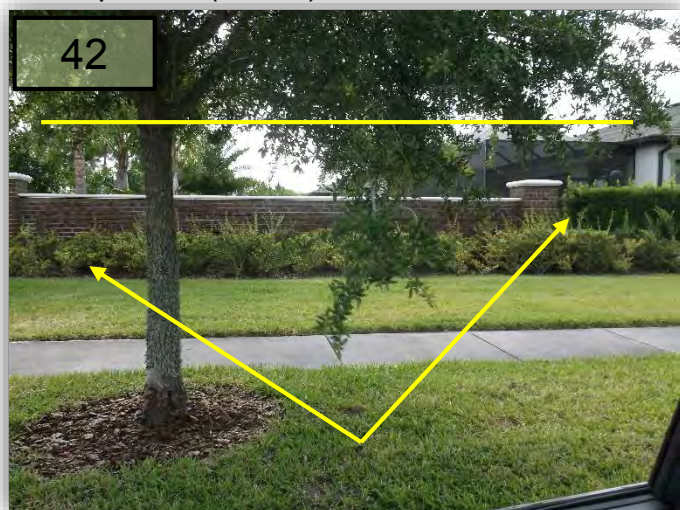
38. Spot treat Thistle in the Butterfly Kiss cul-de-sac.

39. Remove suckers from the Crape Myrtles along the south side of Butterfly Kiss Pond J and continue to spot treat the broadleaf weeds in this turf as well..

40. There are trees that still need to be lifted on the east side of Storybrook Park as well as at the Jasmine Abbey entrance. (Pic 42 below)

41. Identify the weed in the Trailing Lantana on the PPP median outside GG. Treat with appropriate herbicide without damaging the Lantana.

42. Trim up the Jack Frost Ligustrum along the brick walls of Jasmine Abbey and remove Spanish Moss from large tree on the outbound side of Jasmine Abbey. Remove all weeds from the Azaleas at Chrysalis Cay Loop Park. (Pic 42)



43. Check turf for chinch bug app. 20' in front of the STOP sign at JA. Treat accordingly.

44. Remove grassy weeds from the Gardens entrance at Forget Me Not and delineate different plant beds.

45. Make sure Shady Pavilion south cul-de-sac is included in the turf fertilization.

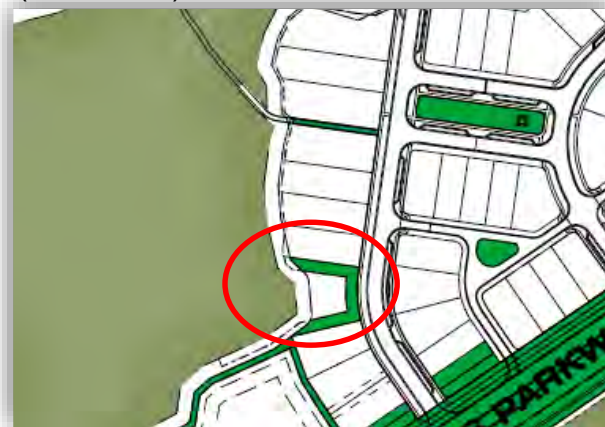
46. Remove dieback from some of the trees in Picket Fence Park. Remove lodge poles. Remove all weeds from the beds along the parallel parking spaces in Picket Fence Park.

47. Inspect some of the turf in Picket Fence Park on the south side behind the sidewalk for chinch bug. Treat accordingly.

48. Make sure the STOP sign at PPP and Passive Porch is clear of the Crape Myrtle. (see below)

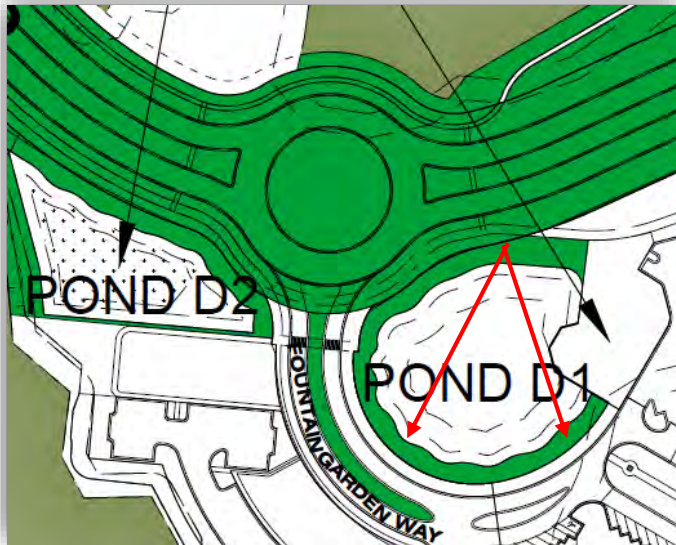


49. CLM to ensure turf in the area adjacent to the model center on Savory Walk is being included in the turf maintenance including herbicide and fertilizer. It, too, is off color. (see below)



# Club Connerton Pond, Westerland South, Cressida Ct., Magnolia Park

50. I believe that everything between the sidewalk and water's edge of Pond D1 between the CBlvd. Roundabout and Club Connerton is CDD-maintained, in which case a large bed of Fakahatchee Grasses needs attention. (see below)



51. Crews need to keep the large open bed on PPP median weed-free leading to the McDonald's cut through.

52. Spray out the weeds in the Juniper beds at the bank site at US 41.

53. Is there some irrigation repair work taking place on the tip of the Westerland median at PPP? (Pic 53)



54. Gold Mound still needs to be tipped on the north side of Lagerfeld at Westerland. South side looks fine.

55. The Viburnum hedge on the back side of the wall east of the west Lagerfeld entrance needs to be trimmed. (Pic 55)



56. Remove vines from the hedge along the back side of the wall at Cressida Ct. Also make sure this hedge is being fertilized. It is off-color.

57. Make sure Magnolia leaves are being blown out and removed.

58. Remove weeds from the Jack Frost Ligustrum bed at the west end of Magnolia Park.

59. Remove grassy weeds from the Pergola area in Magnolia Park and establish a straight edge along the bed.

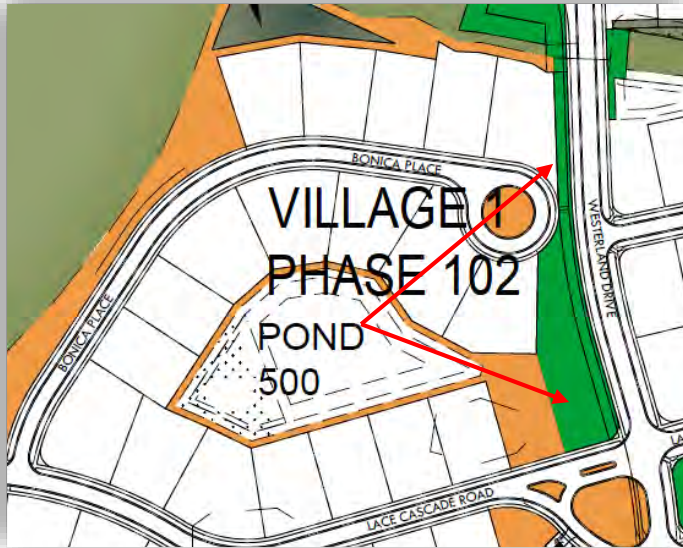
60. Remove Spanish Moss from the Winsome Way cul-de-sac. Remove Oak suckers and weeds from the Azaleas. Make sure the Azaleas are getting a good acidic fertilizer but no more trimming as they have set their blooms for next year.

61. Remove asphalt/curb and gutter expansion joint weeds from Magnolia Park.



# Rose Pointe, Garden Party Park, Rose Cottage Way

62. This entire area north of Rose Pointe entrance on the east side of the wall needs to be detailed. (see below)



63. Eradicate weeds in all open beds at the southern end of Garden Party Park. Lift some of the Crape Myrtles that are already slightly encroaching onto the sidewalks and will worsen once rains begin.
64. Remove volunteer Salt Bush from the African Iris at the south end of GPP and remove Spanish Moss from trees.
65. Item 48 from February asked if anything had been identified that is preventing the Sunshine Ligustrum at the Arbors north entrance from fully developing. I've not received a response. This plant needs some assistance. Please respond.
66. Weed the Arbors north beds. Tip back Pringles Podocarpus at this entrance.
67. Remove Spanish Moss from trees on the north side of Rose Cottage Way leading to the cul-de-sac. This should have been done by now.
68. Check Rose Cottage Way cul-de-sac turf for thin areas. Chinch Bug?



# Proposals

1. CLM to flush cut (or pull out of the ground, if possible) a scraggly East Palatka Holly just east of Symphony. Remove & Invoice. (Pic 1)



2. CLM to provide a proposal to replace (20) 3 Gal. Schillings Holly to fill in a large bare spot in front of the Oak. (Pic 2)



3. CLM to provide a proposal to eradicate existing weeds in the north ROW of Southern Charm just west of Wonderment Way and install new Bahia. From the intersection of Southern Charm and Wonderment Way to 10'-12' past the street light. New sod needs to be cut in at all concrete edges. (Pic 3>)
4. CLM to provide a proposal to remove the six failing Hollies on the Arbors south median and replace with four (4) 45 Gal. Sioux Pink (MT) Crape Myrtles.



## Tab 6



***Ballenger & Company, Inc.*** - 2335 64<sup>th</sup> Pl. N. St. Petersburg, FL 33702

***Irrigation Management Specialists***

Telephone 727-520-1082

Fax 727-330-3698

[gail@ballengerirrigation.com](mailto:gail@ballengerirrigation.com)

## **IRRIGATION REPORT**

DATE: May 24, 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 April 27<sup>th</sup> and May 23<sup>rd</sup>, four decoders and four solenoids were replaced. Three of the four decoders were still under warranty, but none of the solenoids were covered by 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. On May 17<sup>th</sup> he repaired a 2-1/2" main line that was damaged during boring activities near the entrance to McDonalds.

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

- Repaired drip irrigation damaged by construction for the new playground west of Rose Cottage and turned zone back on.
- Installed additional lightning protection on all 2-wire controllers.
- Replaced rain shut-off devices on A and E-controllers.
- Installed new rotor zone along south side of Pleasant Plains, just west of entrance to The Groves, and capped all irrigation pipes going under entrance.
- Replaced cracked filter for zone B59.
- Renovated drip irrigation for annuals in center island of entrance to Jasmine Abbey.
- Held Irrigation 101 workshop on May 15<sup>th</sup> and it was attended by 23 residents.
- Worked with Malin-Diaz to get zone pipes in center island of Bluemist reconnected so areas south of new cut through into 218 are irrigated. Still waiting for verification of the sleeve location on the east side of Bluemist so D80 spray zone can be reconnected.

The ET sensor located on the Hunter ACC controller in Wonderment Way recorded 3.02" of ET and 1.66" of rain between April 27<sup>th</sup> and May 23<sup>rd</sup>. There were no significant rainfall events during this same period. The site was shut down for three days on May 13<sup>th</sup> after 0.33" of rain fell over a period of two days. The Tampa Bay area is experiencing higher than normal winds, which are helping keep the temperatures down but increasing ET. It is also affecting the effectiveness of the irrigation system, causing more water to be blown onto streets, sidewalks and other non-irrigated areas. We are taking steps to increase the irrigation duration and/or frequency where necessary, but there will be issues with hot spots until the wind starts to die down.

As of May 23<sup>rd</sup>, the leaks in the EPI pump station were still sealed. We are monitoring the pump station daily to make sure there isn't a sudden increase in pump activity that would indicate a sudden change in this status. 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 12,839 gpd in the month of April. 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



## Tab 7

### Connerton West CDD – ADA Website Compliance Cost Analysis

Vendor	Audit/Remediation Cost (Initial)	Price per PDF [approximately 1,320 pages <sup>1</sup> ]	Total Cost of Initial Conversion	Cost of <u>Annual</u> Maintenance [After initial conversion/remediation]
<b>ADA Site Compliance – OPTION 1</b>	<b>\$5,900.00</b> Option 1 includes auditing and remediation of the existing website. CDD owns 100% of website content.	<b>\$2.90</b> <b>[\$3,828.00]</b> PDF human expert auditing & remediation	<b>\$9,728.00</b>	<b>\$1,500.00*</b> Waived in year 1. Includes 10 hrs. free consulting and monthly tech audit reports for ongoing maintenance.
<b>ADA Site Compliance – OPTION 2<sup>2</sup></b>	<b>\$3,900.00</b> Option 2 includes migration of current site content to new, ADA-compliant format. CDD owns 100% of website content.	<b>\$2.90</b> <b>[\$3,828.00]</b>	<b>\$7,728.00</b>	<b>\$1,125.00*</b> Waived in year 1. Includes 10 hrs. free consulting and monthly tech audit reports for ongoing maintenance.  *Does not include PDF conversion price of \$2.90 per PDF. For reference 200-600 pages per year would cost an additional \$580-\$1,740 annually.
<b>VGlobalTech</b>	<b>\$4,750.00</b> Existing Website Remediation / New Website Build	PDF conversion of up to 2 years of documents included – no “per PDF” pricing.	<b>\$4,750.00</b>	<b>Quarterly Audits (annual cost: \$1,600.00*)</b> <b>Monthly Maintenance (annual cost): \$1,440.00 **</b> <b>TOTAL: \$3,040.00**</b> *Includes tech & human audits; possible savings if only tech audits. ** PDF conversion price is included.

<sup>1</sup> PDF count only includes documents required to be retained on the District’s website pursuant to s. 189.069, Fla. Stat. This includes establishment ordinance, current fiscal year assessment table, current fiscal year audit, two years of budget docs., district map, one year of agendas, public facilities report, current year meeting notice, two years of minutes – all based on the count provided by the district. All other documents eliminated from the count.

<sup>2</sup> Option 2 migrates existing site to an accessible and compliant theme built and maintained by ADA Site Compliance. By building a new site on an accessible and compliant theme, the significant preparation and testing costs associated with Option 1 are avoided.

## Tab 8

**PREPARED BY AND RETURN TO:**

Christian F. O’Ryan, Esq.  
Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.  
401 East Jackson Street, Suite 2100  
Tampa, Florida 33602

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**SOIL EXCAVATION RIGHTS AND EASEMENT AGREEMENT**

THIS SOIL EXCAVATION RIGHTS AND EASEMENT AGREEMENT (this “**Agreement**”) is made and entered into as of \_\_\_\_\_, 2019, by and between PASCO DEVELOPMENT 218, LLC, a Delaware limited liability company (“**Grantor**”) and LENNAR HOMES, LLC, a Florida limited liability company, and its successors and assigns (“**Grantee**”). Grantor and Grantee are herein collectively referred to as the “**Parties**”.

**WITNESSETH:**

A. Grantor is the record title owner of the real property legally described on **Exhibit A** attached hereto (the “**Excavation Parcel**”).

B. Grantee is the record title owner of the real property legally described on **Exhibit B** attached hereto (the “**Project**”).

C. Concurrent with the excavation of certain ponds to be located on the Excavation Parcel as depicted on **Exhibit C** attached hereto (the “**Ponds**”), Grantor consents to allow Grantee to excavate and collect fill materials from the Ponds consisting of sand, dirt, topsoil and rock (collectively referred to herein as “**Material**”).

D. Grantee desires to remove the Material from the Excavation Parcel and transport such material to be used for construction within the Project. Grantor desires for Grantee to obtain all such Material from the Excavation Parcel.

E. Grantor desires to grant and convey to Grantee (i) the exclusive right, but not the obligation, to construct such Ponds, (ii) all exclusive rights in and to such Material, and (iii) an irrevocable temporary access, construction, excavation and fill dirt removal easement over, under and across the Excavation Parcel to permit Grantee to construct the Ponds, remove the Material and transport such Material to the Project, subject to the terms and provisions as set forth herein.

**NOW THEREFORE**, in consideration of the premises hereof and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals; Defined Terms.** The above recitals are hereby incorporated herein as if fully set forth in this Agreement.

2. **Grant of Easement, Right to Material and Right of Entry.** Grantor hereby grants, bargains and conveys to Grantee, its successors and assigns, (i) the exclusive right (but without any obligation) to construct the Ponds, (ii) the exclusive right to extract, excavate and remove the Material from the Excavation Parcel at Grantee's sole cost and expense, upon which Grantee shall have all rights to such Material, and (iii) an irrevocable temporary access, construction, excavation and exclusive excavation and fill dirt removal easement (the "**Easement**") over, across, under and through the Excavation Parcel to permit Grantee and Grantee's invitees, employees, agents, contractors and subcontractors to (y) construct the Ponds, and (z) remove the Material from the Excavation Parcel and transport same to the Project using any and all equipment it may need to remove and transport such Material. Grantee shall have the right to enter the Excavation Parcel to excavate and construct the Ponds and remove the Material at any and all times for the duration of this Agreement, at Grantee's sole cost and expense. The foregoing Easement shall terminate on the date that Grantee's excavation of the Ponds and removal of the Material is complete in all respects as determined by Grantee in Grantee's reasonable discretion, [provided however, in any event the Easement shall automatically terminate on \_\_\_\_\_, 20\_\_.] **GRANTOR HAS NOT MADE, AND DOES NOT MAKE, ANY REPRESENTATION, EXPRESS OR IMPLIED, WITH RESPECT TO THE MATERIAL, AND THE MATERIAL IS ACCEPTED BY GRANTEE "AS IS, WHERE IS, AND WITH ALL FAULTS. THERE IS NO WARRANTY RELATING TO SUITABILITY OF THE MATERIAL FOR ANY PURPOSE.** Grantor acknowledges that construction vehicles and trucks will use the Excavation Parcel and other rights of way adjacent to the Excavation Parcel as may be necessary in connection with construction of the Ponds and removal of the Material. Grantee shall have the right to do all things reasonably necessary for the purposes outlined herein. In the event Grantee elects, in its sole and absolute discretion, to exercise the rights granted herein to construct the Ponds, Grantee shall construct all such Ponds in accordance with the Environmental Resource Permit(s) issued by the Southwest Florida Water Management District applicable to the Excavation Parcel and all other applicable laws. Notwithstanding anything contained herein to the contrary, all rights and easements herein granted to Grantee shall be solely for the benefit of Grantee and its successors and assigns, and shall in no manner whatsoever impose any obligation on Grantee in the event Grantee elects, in its sole discretion, not to exercise the rights and easements granted herein. Grantee hereby indemnifies and holds Grantor and the Connerton West Community Development District (the "**CDD**"), and their respective shareholders, officers, employees, agents, members, guests and other invitees harmless from all injury, damage, loss, cost or expense, including, but not limited to, attorneys' fees and court costs resulting from Grantee's entry onto the Excavation Parcel and the excavation of the Pond and the use of the Material. Grantee may not enter onto the Excavation Parcel until Grantee delivers to Grantor a certificate of insurance evidencing the comprehensive public liability and property damage insurance of Grantee, and naming Grantor as an additional insured, or, if the Excavation Parcel has been conveyed to the CDD, naming the CDD as an additional insured. Such insurance shall be occurrence based, have minimum limits of \$2,000,000 per occurrence and \$2,000,000 in the aggregate, be kept in effect until excavation of the Ponds and removal of the Material is complete in all respects. Grantee shall be

responsible for the cost and repair or replacement of any damage caused by Grantee or Grantee's agents, employees, contractors, subcontractors or suppliers to the Excavation Parcel not related to the permitted use, and Grantee shall, at no cost to Grantor, begin whatever repairs or replacements may be required to restore any such damage within fifteen (15) days after receipt of Grantor's written notice describing any such damage.

3. **Covenant and Authority.** Grantor warrants and represents unto Grantee that Grantor has full power, capacity and authority to grant said rights and easements to Grantee and bind itself to the terms of this Agreement. Grantor hereby warrants and covenants that Grantee shall have quiet and peaceful possession, use and enjoyment of the easements and rights granted hereunder. The execution and delivery of this Agreement does not (i) violate or conflict with the organizational documents of Grantor, or (ii) breach the provisions of, or constitute a default under, any contract, agreement, instrument or obligation to which Grantee is bound or to which the Excavation Parcel is subject. Grantee warrants and represents unto Grantor that Grantor has full power, capacity and authority to bind itself to the terms of this Agreement. Grantor hereby warrants and covenants that the execution and delivery of this Agreement does not (i) violate or conflict with the organizational documents of Grantee, or (ii) breach the provisions of, or constitute a default under, any contract, agreement, instrument or obligation to which Grantee is bound. Grantee acknowledges that Grantor will convey the Excavation Tract to the CDD subject to this Agreement. Accordingly, by execution below the CDD does hereby consent to and approve this Agreement.

4. **Reservation of Rights.** Grantor reserves for Grantor and Grantor's successors and assigns the right to continue to use and enjoy the Excavation Parcel for all purposes which do not unreasonably interfere with or interrupt the use or enjoyment of the Easement. Grantor may record plats and construct trails, roads, landscaping and other utilities across the Excavation Parcel in a manner that does not materially interfere with Grantee's rights herein.

5. **Remedies.** Grantee and Grantor shall have the right to enforce the terms of this Agreement and the rights and obligations created herein by all remedies available at law and equity, including, without limitation, actual damages, specific performance and injunctive relief; provided, however Grantor and Grantee expressly waive the right to seek punitive or consequential damages from the other party, including without limitation any so-called "lost profit" damages.

6. **Enforceability.** In entering into this Agreement, both Parties represent they have relied upon, or had sufficient opportunity to rely upon, the advice of an attorney of their own choice, and have completely read the terms of this Agreement and fully understand and voluntarily accept the terms set forth herein in their entirety. GRANTOR AND GRANTEE ARE RELYING UPON THE OTHER PARTY CONFIRMING IN ADVANCE THIS AGREEMENT IS VALID, FAIR AND ENFORCEABLE. SUCH RELIANCE IS DETRIMENTAL TO BOTH PARTIES. ACCORDINGLY, AN ESTOPPEL AND WAIVER EXISTS PROHIBITING EITHER PARTY, OR ANY OF THEIR SUCCESSORS OR ASSIGNS, FROM TAKING THE

POSITION THAT ANY PROVISION OF THIS AGREEMENT IS INVALID, UNFAIR OR UNENFORCEABLE IN ANY RESPECT.

7. **Successors and Assigns.** This Agreement shall inure to the benefit of, and be binding upon, the Parties and their respective heirs, personal representatives, successors and assigns.

8. **Covenants Running With Land.** The benefits and burdens of each covenant set forth in this Agreement shall run with the title to the Excavation Parcel and the Project and shall bind or benefit the record title owners thereof, their respective successors, successors-in-title, and assigns. All future owners of the Excavation Parcel (including, without limitation, any community development district, stewardship district, homeowners' association, natural person, corporation, limited liability company, partnership or other entity) shall take title subject to the easements, rights, terms and conditions of this Agreement.

9. **Amendments.** This Agreement may not be amended, waived, or modified, except by an instrument in writing executed by Grantee and Grantor (or their respective successors and/or assigns). No failure of either party to exercise any power or to insist upon strict compliance with any obligation specified herein, and no custom, practice or course of dealing at variance with the terms hereof, shall constitute a waiver of such party's rights to demand exact compliance with the terms hereof.

10. **Recordation and Effective Date.** This Agreement shall be recorded in the Public Records of Pasco County, Florida, and shall be effective upon such recording.

11. **Entire Agreement.** This Agreement contains the entire agreement and understanding between the Parties as to the subject matter herein. Preparation of this Agreement has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties or the other.

12. **Applicable Law; Jurisdiction; Venue.** This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusively in Pasco County, Florida. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Headings.** Captions and section headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

14. **Enforcement; Attorneys' Fees.** In the event of any dispute hereunder or of any action or proceeding to interpret or enforce this Agreement, any provision hereof

or any matter arising from this Agreement, the prevailing party shall be entitled to recover as part of its costs reasonable attorneys' fees together with such other costs and expenses as the court deems appropriate.

15. **Counterpart Execution**. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same instrument.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the undersigned has caused this SOIL EXCAVATION RIGHTS AND EASEMENT AGREEMENT to be executed and effective as of the date first written above.

**WITNESSES:**

**“GRANTOR”**

PASCO DEVELOPMENT 218, LLC, a Delaware limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

[Company Seal]

STATE OF FLORIDA                    )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_ as \_\_\_\_\_ of PASCO DEVELOPMENT 218, LLC, a Delaware limited liability company, who acknowledges that he/she executes the foregoing on behalf of the company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My commission expires:

[SIGNATURES CONTINUE ON THE NEXT PAGE]

IN WITNESS WHEREOF, the undersigned has caused this SOIL EXCAVATION RIGHTS AND EASEMENT AGREEMENT to be executed and effective as of the date first written above.

**WITNESSES:**

**"GRANTEE"**

LENNAR HOMES, LLC, a Florida limited liability company,

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

[Company Seal]

STATE OF FLORIDA                    )  
  ) SS.  
COUNTY OF HILLSBOROUGH )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_ as \_\_\_\_\_ of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My commission expires:

[signatures continue on the next page]

**Connerton West Community Development District**

The Board of Supervisors of Connerton West Community Development District hereby consents to and joins in the execution of the Soil Excavation Rights and Easement Agreement.

**WITNESSES:**

**“CDD”**

**Connerton West Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

[Company Seal]

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA                    )  
  ) SS.  
COUNTY OF HILLSBOROUGH    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_ as \_\_\_\_\_ of Connerton West Community Development District, on behalf of the district, who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My commission expires:

## Tab 9

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
1/23/2017	O&M	Replace Rose Cottage Area Playground	Greg	TBD	TBD	Bond Project list. Playground selected and ordered.
11/6/2017	O&M	Add Playground to Garden Party Park	Greg	TBD	TBD	Bond Project list. Waiting on Rose Cottage Playground
11/6/2017	O&M	Extend the Nature Trails per Refunding Agreement	District Engineer	Cardno	TBD	Cardno Working on Project - Update at Meeting.
3/5/2018	O&M	Repair Sidewalks	Rick Schappacher	TBD	6/3/2019	Proposal approved to repair common area sidewalks
10/23/2018	O&M					
<b>Completed</b>						
1/23/2017	O&M	Replace Up-Lighting at Throughout	District Manager	Manny Cermeneno	TBD	Jasine Abbey Monument Lights are Installed