



Rizzetta & Company

Connerton West Community Development District

**Board of Supervisors' Meeting
October 7, 2019**

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

www.connertonwestcdd.org

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors	Richard Dombrowski	Chairman
	James Jackson	Vice Chairman
	Stewart Gibbons	Assistant Secretary
	Pamelyn Eichelberger	Assistant Secretary
	Roy Gilmore III	Assistant Secretary
District Manager	Greg Cox	Rizzetta & Company, Inc.
District Attorney	Roy Van Wyk	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

September 27, 2019

AGENDA

Dear Board Members:

The Connerton West Community Development District regular meeting of the Board of Supervisors will be held on **Monday, October 7, 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 September 9, 2019 Tab 1
 - B.** Consideration of Operation and Maintenance Expenditures for August 2019..... Tab 2
 - C.** Ratification of Construction Requisitions 15-19..... Tab 3
 - D.** Ratification of Construction Requisitions 48-52..... Tab 4
- 4. BUSINESS ITEMS**
 - A.** Cell Tower Presentation
 - B.** Field Inspection Report Tab 5
 - C.** Landscape Report & Proposals
 - D.** Monthly Irrigation Report..... Tab 6
 - E.** Monthly Aquatic Service Update
 - F.** Discussion of Filling Board Seat #2
 - G.** Discussion of Re-Plat Parcel
 - H.** Discussion of Fishing Policies
 - I.** Discussion of Trimming the Vegetation from the Sidewalks
 - J.** Consideration of Pressure Washing Proposals (under separate cover)
 - K.** Consideration of First Addendum to Professional District Services Agreement Tab 7
 - L.** Consideration of Resolution 2020-01; Amending Rules of Procedure and Setting Public Hearing Tab 8
 - M.** Discussion of Bond Re-Funding Projects
 1. Funding Status Update
 2. Playground Update
 3. Nature Trail Update

- 5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - 1. Financial Status Update
 - 2. Action Item List (under separate cover)
- 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, September 9, 2019 and called to order at 4:00 p.m.** at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Richard Dombrowski	Board Supervisor, Chairman
James Jackson	Board Supervisor, Vice Chairman
Roy Gilmore	Board Supervisor, Assistant Secretary
Pamelyn Eichelberger	Board Supervisor, Assistant Secretary
Stewart Gibbons	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company
Alyssa Willson	District Counsel, Hopping Green & Sams, P.A.
Jordan Schrader	District Engineer, Clearview Land Design
Cynthia Wilhelm	Representative, Nabors, Giblin & Nickerson (via conf. call)
Matt Howell	Representative, CLM

Audience	Present
----------	----------------

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. Robert Tyner addressed the Board regarding his concerns about alligator trapping.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
September 9, 2019 - Minutes of Meeting
Page 2

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2019-15;
Declaring Seat Vacancy for Seat #2**

Ms. Willson explained that since Mr. Gibbons had sold his residence and no longer resided in the CDD, his seat must be declared vacant but that he was authorized to remain in the seat until the Board appointed a qualified resident to the seat.

On a Motion by Mr. Jackson, seconded by Mr. Dombrowski, with all in favor, the Board of Supervisors approved to adopt Resolution 2019-15; Declaring Seat Vacancy for Seat #2, for the Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
August 5, 2019**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on August 5, 2019.

On a Motion by Mr. Dombrowski, seconded by Ms. Eichelberger, with all in favor, the Board of Supervisors unanimously approved the minutes of the Board of Supervisors' Meeting held on August 5, 2019, as presented, for the Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

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

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

On a Motion by Mr. Gilmore, seconded by Mr. Jackson, with all in favor, the Board of Supervisors unanimously approved to ratify the payment of the invoices in the July 2019 Operations and Maintenance expenditures report in the amount of \$84,150.80, for the Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2019-14;
Approving First Amendment for 2006
A-2 Bonds**

Ms. Cynthia Wilhelm, with Bond Counsel's office, explained the purpose of the Resolution and the amendment and she and Ms. Willson addressed the Board members' questions.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
September 9, 2019 - Minutes of Meeting
Page 3

On a Motion by Mr. Dombrowski, seconded by Mr. Gilmore, with all in favor, the Board of Supervisors approved to adopt Resolution 2019-14; Approving First Amendment for 2006 A-2 Bonds, for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

Cell Tower Presentation

The Board tabled the discussion regarding having a cell tower installed on CDD property.

EIGHTH ORDER OF BUSINESS

Field Inspection Report

The Board reviewed Mr. Toborg's Field Inspection Report.

NINTH ORDER OF BUSINESS

Landscape Update

The Board received a landscape update from Mr. Matt Howell, newly assigned supervisor for CLM. Mr. Howell explained how he was adjusting the shift schedules in order to make them more effective and to give him more time in the community.

TENTH ORDER OF BUSINESS

Irrigation Update

The Board received an update from Ms. Gail Huff, with Ballenger Irrigation. She discussed the issue of a leaking water main and how they were planning to conduct a work-around to make the repair to avoid having to dig deep into the median which would possibly kill trees in the process.

The Board considered the Ballenger Irrigation proposal to re-install the irrigation zone near the McDonalds at the entrance for \$2,700. Mr. Gibbons agreed to contact his contact with those constructing the McDonalds to see if they would reimburse the District for this expense since they had removed the irrigation.

On a Motion by Mr. Dombrowski, seconded by Mr. Jackson, with all in favor, the Board of Supervisors unanimously approved the Ballenger proposal in the amount of \$2,700.00 to re-install the irrigation zone near the McDonalds at the entrance, for the Connerton West Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion of Re-Plat Request

The Board discussed a request from a resident to allow for the re-platting of the CDD owned parcel next to the resident so the resident could combine with the resident's parcel. Mr. Cox explained that the resident indicated a willingness to fund the re-plat. Mr. Schrader summarized the estimated costs to be somewhere in the range of \$25,000 and possibly more. The Board requested that Mr. Schrader put together a one-page summary of the costs and tabled the discussion to the next Board meeting.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
September 9, 2019 - Minutes of Meeting
Page 4

TWELFH ORDER OF BUSINESS

Monthly Aquatic Service Update

The Board reviewed the pond maintenance report from Cardno and discussed the issue of the expansion of the contract so that Cardno would soon begin maintaining the ponds being added to the CDD's property.

THIRTEENTH ORDER OF BUSINESS

Consideration of Neighborhood Signage

The Board reviewed the new entrance signage designed by the developer so as to change the Community names of two communities because of the negative comments from the residents regarding the current names on signs.

On a Motion by Mr. Eichelberger, seconded by Mr. Jackson, with all in favor, the Board of Supervisors approved for the Developer to replace the CDD community signage located on CDDD owned property, for the Connerton West Community Development District.

FOURTEENTH ORDER OF BUSINESS

Discussion of Oak Trees at Entrance Wall

The Board discussed the topic of the Oak trees behind the monument wall at Jasmine Abbey and the homeowner adjacent to the trees had previously requested to have them removed. The resident had expressed concerns that the trees might damage his newly constructed pool and would also overhang his pool screen. The Board took no action with regards to remove the trees meaning that the trees would not, at this time, be removed.

FIFTEENTH ORDER OF BUSINESS

Discussion of Fishing Policies

The Board reviewed a draft fishing policy map that had been developed by staff to identify ponds as No Fishing, No Fishing Behind Residences, and Fishing Permitted. The Board altered the designation of two ponds in Rose Pointe by making them No Fishing and also removed the designation of two other ponds that are not currently the possession of the CDD. The Board approved the pond fishing policy map, as amended. The Board decided to add the policy discussion to the agenda for the next meeting so that those in the community could provide input to this policy map. Ms. Eichelberger agreed to visit some of the ponds in person so as to get better on-site visual of the pond to verify the designation decisions.

On a Motion by Mr. Gilmore, seconded by Ms. Eichelberger, with all in favor, the Board of Supervisors unanimously approved the pond fishing policy map, as amended, for the Connerton West Community Development District.

SIXTEENTH ORDER OF BUSINESS

Discussion of Bond Re-Funding Projects

The Board received a status update of the bond re-funding financials and the refunding projects. Mr. Cox provided update information regarding the playground installation and Mr. Schrader provided an update of the nature trail work.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Insurance Proposals

On a Motion by Mr. Dombrowski, seconded by Mr. Jackson, with all in favor, the Board of Supervisors unanimously approved the Egis insurance proposal for fiscal year 2019-2020, for the Connerton West Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No report.

C. District Manager

Mr. Cox reminded the Board the next regular meeting is scheduled for October 7, 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.

NINETEENTH ORDER OF BUSINESS

Audience Comments

Mr. Patrick Aument addressed the Board regarding a desire for pond fountains.

Mr. George Blanchette addressed the Board regarding, questions regarding round-a-bout and sidewalk work that is needed.

Mr. Robert Tyner addressed the Board regarding a pond added to the no fishing list.

Mr. Greg Deboy addressed the Board regarding the nature trail.

Mr. Patrick Storer addressed the Board regarding the Lennar advertisements for nature trails; trees over-hanging sidewalks; sidewalks needing cleaning; and the need to remove the broken spring toy in the Garden Party playground.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
September 9, 2019 - Minutes of Meeting
Page 6

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

Mr. Jackson discussed the need to have vegetation cut back from the sidewalks and requested this be on the next agenda.

Mr. Gilmore requested staff research to see about empty builder-owned lots being mowed.

Mr. Gibbons discussed the need for staff to contact the HOA about the need to have sidewalks/curbs cleaned by the residents.

Mr. Dombrowski informed the Board of a proposal from Decorating Elves for holiday decorations for \$14,984. The Board discussed and received audience comments regarding the proposal.

On a Motion by Mr. Dombrowski, seconded by Mr. Gibbons, with all in favor, the Board of Supervisors unanimously approved the Decorating Elves proposal for holiday decorations in the amount of \$14,984.00, for the Connerton West Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dombrowski, seconded by Mr. Gibbons, with all in favor, the Board adjourned the meeting at 6:42 p.m. for the Connerton West Community Development District.

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 August 2019 For Board Approval

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

The total items being presented: **\$128,507.52**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger & Company, Inc.	002550	19271	Irrigation Maintenance 07/19	\$ 7,210.00
Ballenger & Company, Inc.	002550	19281	SWFWMD Meter Reading/Irrigation Pump Station 07/19	\$ 1,300.00
Ballenger & Company, Inc.	002559	19286	Irrigation Repairs 07/19	\$ 390.00
Ballenger & Company, Inc.	002572	19244	PPP/Wonderment Way Add Irrigation Zone 08/19	\$ 1,670.00
Capital Land Management Corporation	002542	205731	Landscape Maintenance 07/19	\$ 22,000.00
Capital Land Management Corporation	002560	205919	Fertilization St. Augustine & Bermuda 07/19	\$ 5,100.00
Capital Land Management Corporation	002573	205920	Landscape Maintenance 08/19	\$ 22,000.00
Cardno, Inc.	002551	277171	Monthly Lake Management 06/19	\$ 3,530.00
Cardno, Inc.	002574	278510	Monthly Lake Management 07/19	\$ 3,530.00
Clearview Land Design, P. L.	002543	19-01231	Engineering Services 07/19	\$ 1,986.50
Clearview Land Design, P. L.	002575	19-01559	Engineering Services 08/19	\$ 1,702.50

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Connerton Community Association, Inc.	002569	201914	Salary Reimbursement 07/19	\$ 3,635.00
Hopping Green & Sams	002555	108822	General Counsel/Monthly Meeting 06/19	\$ 6,986.80
James Jackson	002564	JJ080519	Board of Supervisors Meeting 08/05/19	\$ 200.00
Jeremy R. Cohen	002552	JC070219	Off Duty Patrols 07/02/19	\$ 350.00
Jeremy R. Cohen	002552	JC071919	Off Duty Patrols 07/19/19	\$ 200.00
Jerry Richardson	002548	1253	Monthly Hog Removal Service 07/19	\$ 800.00
Jerry Richardson	002578	1264	Monthly Hog Removal Service 08/19	\$ 800.00
K. Johnson's Lawn & Landscaping, Inc.	002544	16299	Mowing of Connerton Bike Trail 07/19	\$ 700.00
K. Johnson's Lawn & Landscaping, Inc.	002576	16401	Mowing of Connerton Bike Trail 08/19	\$ 700.00
Kevin Eric Hamilton	002554	KH070419	Off Duty Patrols 07/04/19	\$ 200.00
Kevin Eric Hamilton	002554	KH072719	Off Duty Patrols 07/27/19	\$ 200.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
LLS Tax Solutions, Inc.	002577	001739	Arbitrage Services Series 2018A-1 and A-2 04/02/19	\$ 500.00
Mobile Mini, Inc.	002565	9006747558	Acct# 10023746 Mobile Storage Rental 07/28/19-08/24/19	\$ 203.03
Pamelyn Eichelberger	002562	PE080519	Board of Supervisors Meeting 08/05/19	\$ 200.00
Pasco County	002557	Pasco Water Summary B 06/19	Water Summary 06/19	\$ 29.90
Pasco County	002570	Pasco Water Summary 07/19 A	Water Summary 07/19 A	\$ 38.36
Patrick J. Elmore	002553	PE073019	Off Duty Patrols 07/30/19	\$ 200.00
Patrick J. Elmore	002553	PE073119	Off Duty Patrols 07/31/19	\$ 200.00
Richard A. Dombrowski	002561	RD080519	Board of Supervisors Meeting 08/05/19	\$ 200.00
Rizzetta & Company, Inc	002546	INV0000042303	District Management Fees 08/19	\$ 6,283.33
Rizzetta & Company, Inc	002566	INV0000042502	Mass Mail 07/19	\$ 236.60
Rizzetta Technology Services, LLC	002547	INV0000004618	Email & Website Hosting Services 08/19	\$ 175.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Roy Gilmore III	002563	RG080519	Board of Supervisors Meeting 08/05/19	\$ 200.00
Site Masters of Florida, LLC	002571	080919-4	Cleaned Curb Inlet 08/19	\$ 600.00
Stahl & Associates	002558	41372939 10/30/19	Utility Bond For WREC #41372939 Renewal	\$ 3,716.00
Suncoast Pool Service	002549	5395	Fountain Service 07/19	\$ 250.00
Suncoast Pool Service	002579	5479	Fountain Service 08/19	\$ 250.00
Times Publishing Company	002545	798087 07/19/19	Acct # 119853 Legal Advertising 07/19	\$ 1,367.58
Times Publishing Company	002545	799670 07/13/19	Acct # 119853 Legal Advertising 07/19	\$ 1,224.00
Times Publishing Company	002556	799670 07/20/19	Acct # 119853 Legal Advertising 07/19	\$ 1,040.40
US Bank Corporate Trust Services	002567	5436687	Trustee Fees CDD 2015 07/01/19 - 06/30/20	\$ 4,310.00
Withlacoochee River Electric Cooperative Inc.	002568	Electric Summary Bill- 07/19	Electric Summary Bill-07/19	<u>\$ 22,092.52</u>
Report Total				<u>\$ 128,507.52</u>

Tab 3

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018-A-1 & 2018-A-2 PLAYGROUND & TRAILS CONSTRUCTION
ACCOUNT
REQUISITION RECAP FOR BOARD APPROVAL
ON OCTOBER 7, 2019**

REQUISITION NO.	PAYEE	AMOUNT
15	Clearview Land Design PL	\$1,102.00
16	Hopping Green & Sams	\$503.50
17	MC Building Services LLC	\$5,410.00
18	Clearview Land Design PL	\$1,112.02
19	Hopping Green & Sams	\$1,374.00

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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

July 29, 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) SEND ALL VIA USPS

REQUISITION NO.	PAYEE	AMOUNT
15	Clearview Land Design, P. L	\$1,102.00
16	Hopping Green & Sams	\$503.50
17	M.C Building Services LLC	\$5,410.00

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

Tab 4

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018-1 & 2018-2 CONSTRUCTION ACCOUNT
REQUISITION RECAP FOR BOARD APPROVAL
ON OCTOBER 7, 2019**

REQUISITION NO.	PAYEE	AMOUNT
48	Clearview Land Design PL	\$209.00
49	Deeb Construction & Dev.	\$216,489.93
50	Clearview Land Design PL	\$180.00
51	Deeb Construction & Development	\$89,484.97
52	Hopping Green & Sams	\$636.00

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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

September 16, 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 VIA UPS GROUND

B) ALL OTHERS VIA USPS

REQUISITION NO.	PAYEE	AMOUNT
50	Clearview Land Design, P.L.	\$180.00
51	Deeb Construction & Development	\$89,484.97
52	Hopping Green & Sams	\$636.00

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

Tab 5

CONNERTON WEST

FIELD INSPECTION REPORT



September 12, 2019

Rizzetta & Company

John R Toborg – Sr. Field Services Manager



Rizzetta & Company
Professionals in Community Management

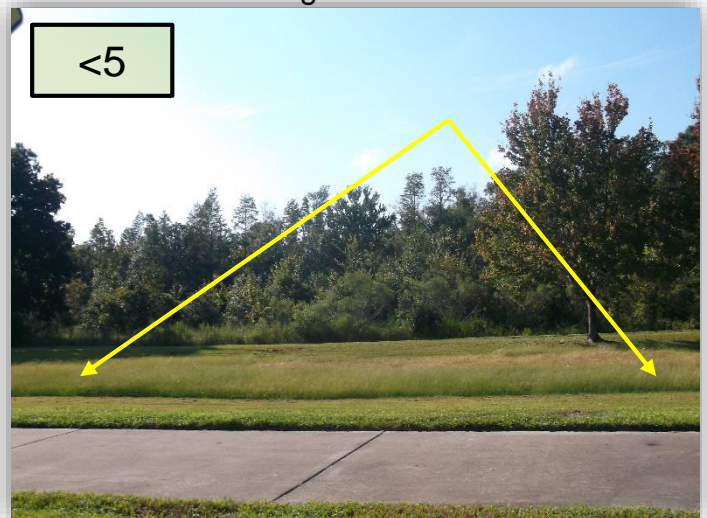
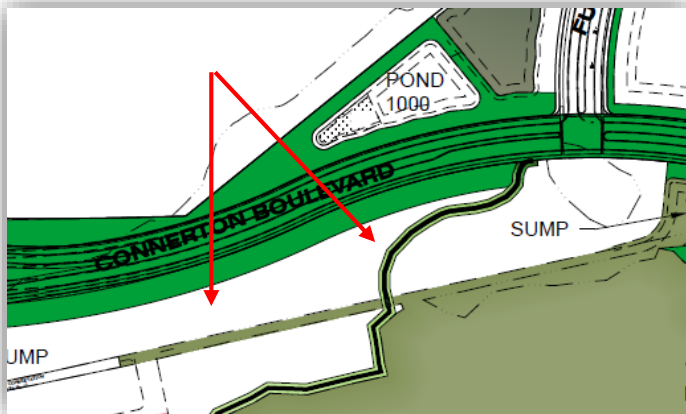
Summary, General Comments, Connerton Blvd., Arbors North

Summary, General Updates, Recent & Upcoming Maintenance Events

- During the month of October, all Bahia and St. Augustine turf shall receive an application of 24-0-11 Fertilizer with a pre-emergent herbicide. Additionally, all Ornamentals shall receive an application of 8-10-10 fertilizer.

The following are action items for Capital Land Management (CLM) or Ballenger & Co., (B&C) 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. **Bold underlined is info. or questions for BOS or Developer.**

1. Make sure the ornamental grasses on the south side of the raised planter on the south side of the main entrance at US 41 are being weeded. It appears Broom Sedge and other ground weeds are encroaching.
2. Eradicate grassy weeds and Torpedograss in the Schillings and Loropetalum on the Connerton Blvd. median in front of the fountain.
3. There are several Gold Mound east of the fountain that have declined to the point of needing to be removed.
4. **The beds on top of the Wildlife Crossing have not improved since previous inspection.**
5. **The area on the southside of Connerton Blvd. prior to the trail intersecting the boulevard (the "fishbowl") is still not being line trimmed and is too tall. (see below & Pic 5>))**
6. The bed at the "T" intersection of Connerton Blvd. & Symphony is still very weedy.
7. Top the Podocarpus at the Arbors north entrance.
8. The trees on the Rose Cottage Way cul-de-sac need to be raised.
9. The Pine Tree & Oak cluster on the east side of Arbors north needs to be weeded.
10. Several trees along Westerland between Rose Pointe & Pleasant Plains Parkway (PPP) need to be lifted.
11. There is a lot of Torpedograss in the Cressida Ct. Viburnum hedge.



12. The tract leading to the trail system off of Lagerfeld needs to be mowed.



Lagerfeld, Cressida Ct., Magnolia Park, Garden Party Park

13. Regardless of the nearness of the next installation of annual flowers, annual beds shall never be allowed to look like those at Lagerfeld & PPP. There is no change to these beds from the previous inspection. Per spec, CLM is to replace any annual flowers that do not thrive. They are also to perform regular dead-heading.
14. Many trees along PPP from Lagerfeld to US 41 need to be lifted, including both sides as well as the median.
15. What is the ETA of the Crape Myrtle replacements in the median tip landscape refurbishment near McDonalds on PPP?
16. Detailing needs to improve in the median beds between US 41 and Westerland along PPP.
17. Inspect a small hand full of East Palatka Hollies on the PPP median outside Lagerfeld. Will a fungicide application help reverse this condition and reduce the amount of Ball Moss?
18. On the south side of PPP across from Cressida Ct., there are several patches of thinning turf. CLM to inspect, diagnose & treat accordingly. In addition to thin areas, it is yellowing and browning.
19. Jasmine is trailing over the curb and gutters at the Arbors south median.
20. The Woolly Aphids need to be treated on the muhly Grasses on the Arbors south median.
21. Do not be shy on regularly tipping the Awabuki Viburnum in Magnolia Park to keep it compact and full. Can CLM identify why some of the AV's are turning burgundy around the leaf edges?
22. Remove Spanish Moss from the Oaks on the Winsome Way cul-de-sac. Refrain from using an herbicide to edge this and any other bed on the property. It is not pleasing to look at beds with completely brown edges.
23. Purple Fountain Grasses are mostly brown on the north side of Magnolia Park.
24. Treat the Crape Myrtles leading into Rose Pointe with extra fertilization. These trees do not appear to be flourishing. Moss removal will also be required in the dormant period.
25. CLM to start to tip away at the Crape and Confederate Jasmine on the trellis at Garden Party Park. I'd like this to be nice and manicured prior to the next growing season.
26. Remove Spanish Moss from the trees in Garden Party Park.
27. Jack Frost Ligustrum at Symphony need to be trimmed and the dead fountain grasses need to be cut down as well.
28. Tip the Loropetalum at the west end of the sidewalk in the area just recently added to CLM's scope approaching the tunnel.
29. We need to start tipping the Confederate Jasmine on the tops of the tunnels. I'd also like to see if the small wooden trellises can start to be removed.
30. Trim any broken branches from trees on the south bank of Pond R on the north side of Connerton Blvd. north of Gardenia Glen. Flush cut a Red Bay on the same pond bank.
31. Inspect bare spots of turf on the Blue Mist/Connerton Blvd. roundabout. If there are insects or disease, treat accordingly. If not, apply extra Nitrogen to encourage ore top growth to fill in.



Blue Mist, Billowy Jaunt, Jasmine Abbey, Picket Fence Park

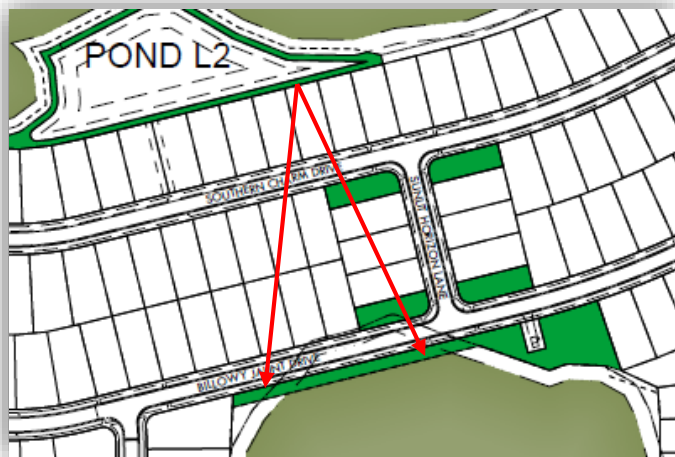
32. In General Property-Wide: Weeds cannot be allowed to get tall. If they are, they MUST be hand pulled. We can no longer allow large dead, dried weeds to stay in place after they have been sprayed. This looks as bad as a weedy bed.

33. Chinch Bugs are being treated on the Blue Mist median.

34. There is a tremendous amount of dieback on the Peral Crescent Oak. This is typically indicative of a tree being planted too deeply. As an experiment, I'd like to rake away all mulch and a lot of the topsoil to slightly expose the surface roots to allow them to get more oxygen?

35. Spot treat turf weeds in the Wistful Yearn pocket parks. For the entire year, the turf in these parks never fully greened up. Do we need to take a soil sample and perhaps alter the fertilizer?

36. Make sure all wetland growth is kept far off the sidewalk along Billowy Jaunt. (see below)



37. Expansion joint weeds need to be eradicated in the trail that leads to Wilderness Park.

38. CLM to inspect, diagnose and treat accordingly a large patch of problem turf along Briske Morning Ave. (Pic 38>)

39. Make sure all sidewalk expansion joints at ALL sideyard CDD-Maintained tracts are being kept weed-free.

40. The Schillings in front of the Jasmine Abbey signage still needs to be lowered.

41. Remove Spanish Moss from the trees at the entrance to Jasmine Abbey.

42. CLM has applied a liquid fertilizer containing Sulphur to the Azaleas at the Jasmine Abbey median. This is to help reduce the yellowing. This was applied near late June. As of this inspection, it has not improved. Let's continue to treat and monitor.

43. Turf is also off-color throughout much of Chrysalis Cay Park in Jasmine Abbey. What can CLM do to improve turf color?

44. Tree rings need to be defined and detailed in Chrysalis Cay Park.

45. Eradicate weeds from the curb and gutter on the southern-most median at the Jasmine Abbey entrance.

46. The PPP Median to the east of the Jasmine Abbey entrance still needs to have the weeds overtaking the Lantana bed removed.

47. Remove volunteer grasses in the Star Jasmine at Shady Pavilion south. Others appear to be drying up. **Is irrigation working properly here?**

48. A new sidewalk has been constructed at Picket Fence Park. Who will be responsible to restoring this area to its original condition?

49. Remove Broom Sedges from the Muhly Grasses in Picket Fence Park.



Pleasant Plains Parkway, Wild Plum

50. There is a completely dead Holly tree on the PPP median west of the Forget-Me-Not roundabout. CLM to flush cut and dispose of. (Pic 50)



51. Detail and remove weeds from the Flax Lily beds at Passive Porch and PPP.
52. Spot treat weeds in the Wild Plum cul-de-sac. Edge the bed line.



Proposals

1. CLM to provide a proposal to remove two failing Drake Elms in Picket Fence Park and replace with two (2) 45 Gal. Sweet Gum, *Liquidambar styraciflua* "Rotundiloba". Proposal shall include additional irrigation and tree staking. (Pic 1)



2. On the east bound lanes of PPP west of the Forget-Me-Not roundabout, there is another dead tree that needs to be completely removed. CLM to provide a proposal for its removal as well as the replacement with a 3" cal. Live Oak. Proposal shall include staking and additional irrigation. (Pic 2)



Tab 6

Irrigation Management Specialists

Telephone 727-520-1082

Fax 727-330-3698

gail@ballengerirrigation.com

IRRIGATION REPORT

DATE: September 27, 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 August 28th and September 23rd, nine decoders and three solenoids were replaced. Three of the decoders and all three solenoids were out of the manufacturer's warranty period.

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

- Manually opened isolation valve at Pleasant Plains and Savory Walk to irrigate areas on Savory Walk, Park Bench Court and Fountain Garden every Monday, Wednesday and Friday. Zones are programmed to come on automatically at 9:00 AM so we don't have to turn on every zone manually.
- Installed new rotor zone in center island on Bluemist.

The ET sensor located on the Hunter ACC controller at the EPII pump station recorded 2.19" of ET and 3.43" of rain between August 28th and September 23rd. There were 4 significant rainfall events of over 0.25" during this same period, the greatest occurring on September 18th when 1.07" was recorded. The summer rains that continued through the end of August, ended rather abruptly the second week of September. Looking toward the end of the month, there is very little chance of rain and it appears the fall dry season has come early this year. As of this report, there were three tropical systems in the Atlantic, but all are expected to stay east of the State.

As of September 24th, 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 Board should continue to keep funding in place to replace the EP1 pump manifold.

According to the Water Management District, the site pumped 25,449 gpd in the month of August. This is well below the permitted quantity of 419,000 gpd.

The operational controllers for 218 were inspected last month and there are more on the way. The new areas will consist of 64 zones on 3 new ACC IMMS controllers and 4 new XCH solar battery controllers. A total of 5 new reclaimed meters are being installed. The monthly cost for the new areas will be \$960 per month once they are turned over.

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

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This First Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2019 (the “**Effective Date**”), by and between **Connerton West Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WITNESS: _____
Signature

Print Name

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST: _____
Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	ANNUALLY
Management:	\$35,715.00
Administrative:	\$ 5,800.00
Accounting:	\$22,000.00
Financial & Revenue Collections:	\$ 5,250.00
Assessment Roll (1):	\$ 5,250.00
Total Standard On-Going Services:	\$74,015.00

(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.

ADDITIONAL SERVICES:

Extended and Continued Meetings	Hourly	\$ 175
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to		
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public		
Records Requests	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:	Hourly	Upon Request
-------------------------------------	--------	--------------

ADDITIONAL THIRD-PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:		
Lot/ Homeowner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request

Tab 8

RESOLUTION 2020-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT TO
DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND
AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR
THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES
OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, Connerton West Community Development District (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 (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt the District’s Amended and Restated Rules of Procedure on _____, 2019, at _____ .m., at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of October, 2019.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors