



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Meeting March 1, 2021

**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	Jack Knowles	Chairman
	Daniel Novak	Vice Chairman
	Chris Kawalec	Assistant Secretary
	Fredrick Lise	Assistant Secretary
	Tyson Krutsinger	Assistant Secretary
District Manager	Aimee Brandon	Rizzetta & Company, Inc.
District Attorney	Roy Van Wyk	Hopping Green & Sams, P.A.
District Engineer	Greg Woodcock	Cardno

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 · 5844 OLD PASCO RD SUITE 100, WESLEY CHAPEL, FL 33544
www.connertonwestcdd.org

Board of Supervisors
Connerton West Community
Development District

February 26, 2021

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, March 1, 2021 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. STAFF REPORTS**
 - A.** District Counsel
 1. Presentation and Consideration of E-Verify Memorandum of Understanding..... Tab 1
 - B.** District Engineer
 1. Update on Trail Project
 2. Update on Storybrook
 - C.** Field Inspection Report Tab 2
 1. CLM Reply for January 2021 Report
 2. February 2021 Report
 - D.** Irrigation Report Tab 3
 - E.** Property Maintenance Report – Stan Zeurcher..... Tab 4
 - F.** District Manager
 1. Financial Status Update
- 4. BUSINESS ITEMS**
 - A.** Discussion on Cell Tower.....Tab 5
 - B.** Discussion of FHP Report.....Tab 6
 - C.** Discussion of Pavement Repairs
 - D.** Discussion on Fence Easement Encroachments Tab 7
 - E.** Consideration of AWC Aquatic Maintenance Proposal.....Tab 8
 - F.** Consideration of Establishing an Audit Committee
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors' Meeting held on February 1, 2020 Tab 9
 - B.** Consideration of Operation and Maintenance Expenditures for January 2021 Tab 10

6. SUPERVISOR REQUESTS
7. 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) 994-1001.

Sincerely,
Aimee Brandon
Aimee Brandon
District Manager

cc: Roy Van Wyk, Hopping Green & Sams, P.A.

Tab 8



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the date set forth below, by and between FIRST CHOICE Aquatic Weed Management, LCC. Hereinafter called "FC", and

Connerton West CDD

c/o Rizzetta

5844 Old Pasco Rd.

Suite 100

Wesley Chapel, FL 33544

Aimee Brandon 813-533-2950 ABrandon@rizzetta.com

03/01/2021 – 02/29/2022

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

FC agrees to maintain the following waterway(s) treatment area(s) in accordance with the terms and conditions of this agreement.

Customer agrees to pay FC in the following amount and manner:

(51) Pond/lakes and (30) mitigation areas associated with Connerton West CDD

- Initial startup charge	\$ n/a
- Shoreline grass and brush control	\$ 3,950.00 (monthly)
- Submersed and floating vegetation control	\$ Included
- Mitigation maintenance	\$ 4,100.00 (quarterly)
- Additional treatments as required by AWC	\$ Included
- A monthly report of all waterways treated	\$ Included

Total monthly investment \$ 3,950.00 with a quarterly of \$ 4,100.00 for mitigation areas maintenance

Scheduled treatments will be provided monthly (approximately once every 30 days) and mitigation areas once a quarter (approximately once every 90 days).

Payments for this service will be due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

First Choice Aquatic Weed Control maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

Aquatic Weed Control, Inc.

Customer's Signature

Title

Print Signature

Date

Print Company Name



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Addendum to Water Management Agreement

1. AWC's Water Management Agreement will be conducted in a manner consistent with good water management practice utilizing the following methods and techniques when applicable: Periodic treatments to maintain reasonable control of excessive growth of aquatic vegetation. CUSTOMER understands that some vegetation is required in any body of water to maintain a balanced aquatic ecological system.

2. It is CUSTOMER'S responsibility to notify AWC of all work areas that are required mitigation areas in which desirable plants have been installed. AWC assumes no responsibility for damaged plants where CUSTOMER has failed to notify AWC.

3. Price quoted is null and void if signed agreement is not returned to AWC within 30 days of proposal date.

4. Water use restrictions after treatment are not often required. When restrictions are required, AWC will notify CUSTOMER in writing of all restrictions that apply. AWC will not be held liable for damages **resulting from CUSTOMER'S failure to follow water use restrictions.**

5. AWC will not be responsible for the manual removal of dead vegetation such as cattails and grass which may take several seasons to decompose.

6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in the performance of any obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or other cause beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

7. * Upon the anniversary date, this agreement will be automatically extended for additional twelve (12) month periods unless CUSTOMER provides written notice stating otherwise.

8. Either party may cancel this agreement with 30 days prior written notice. Upon cancellation, all outstanding balances will be due in full. CUSTOMER agrees to notify AWC in writing prior to any changes in ownership or property management. Changes in ownership or property management will not constitute termination of this agreement.

9. AWC agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of AWC; however, AWC shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause beyond our control.

10. CUSTOMER agrees to pay AWC in a timely manner, consistent with the terms and conditions of this agreement. Should CUSTOMER fail to make timely payments, AWC may, at its option, charge interest, impose a collection charge and/or file a mechanics lien for all monies past due plus interest, collection **costs and reasonable attorney's fees.**

11. CUSTOMER agrees to pay any government- imposed tax including sales tax.

ACCEPTANCE OF ADDENDUM

Tad Roman

Aquatic Weed Control, Inc

Customer's Signature

Date

**S.W.F.W.M.D.
DISTRICT PRESERVE
PART I
(REVISION 14)**
Area = 171.332 Acres±

LEGEND:

- OPEN WATER PONDS
- GREENSPACE-MAINTAINED BY CDD
- GREENSPACE-MAINTAINED BY CDD (BY OTHERS)
- GREENSPACE-MAINTAINED BY CDD (REQUIRES EXISTING VEGETATION TO BE TRIMMED BY DEVELOPER BEFORE TURNING TO CDD)
- MAINTENANCE TO BE DETERMINED
- MAINTENANCE BY ROSE POINT HOA
- MAINTENANCE BY GARDENIA GLEN HOA
- WETLAND MITIGATION
- WETLANDS

The site plan illustrates the layout of the S.W.F.W.M.D. District Preserve Part I, showing various phases and parcels. Key features include:

- Phases and Parcels:** VILLAGE 1 PHASE 101, VILLAGE 1 PHASE 102, VILLAGE 1 PHASE 103, VILLAGE 2 CLUB CONNERTON, VILLAGE 2 PHASE 1A PARCEL 218, VILLAGE 2 PHASE 1B PARCEL 218, VILLAGE 2 PHASE 1C PARCEL 218, VILLAGE 2 PHASE 2 PARCEL 214, VILLAGE 2 PHASE 2A PARCEL 218, VILLAGE 2 PHASE 2B PARCEL 218, VILLAGE 2 PHASE 2C PARCEL 218, VILLAGE 2 PHASE 1A PARCEL 210 JASMINE ABBEY, VILLAGE 2 PHASE 1A PARCEL 211 THE GARDENS, VILLAGE 2 PHASE 1C PARCEL 212 THE GARDENS, VILLAGE 2 PHASE 1C PARCEL 213 THE GARDENS.
- Water Features:** POND 1000, POND 100, POND 900, POND 800, POND 700, POND 600, POND 500, POND 400, POND 300, POND 200, POND 100, POND 10, POND 11, POND 12, POND 13, POND 14, POND 15, POND 16, POND 17, POND 18, POND 19, POND 20, POND 21, POND 22, POND 23, POND 24, POND 25, POND 26, POND 27, POND 28, POND 29, POND 30, POND 31, POND 32, POND 33, POND 34, POND 35, POND 36, POND 37, POND 38, POND 39, POND 40, POND 41, POND 42, POND 43, POND 44, POND 45, POND 46, POND 47, POND 48, POND 49, POND 50, POND 51, POND 52, POND 53, POND 54, POND 55, POND 56, POND 57, POND 58, POND 59, POND 60, POND 61, POND 62, POND 63, POND 64, POND 65, POND 66, POND 67, POND 68, POND 69, POND 70, POND 71, POND 72, POND 73, POND 74, POND 75, POND 76, POND 77, POND 78, POND 79, POND 80, POND 81, POND 82, POND 83, POND 84, POND 85, POND 86, POND 87, POND 88, POND 89, POND 90, POND 91, POND 92, POND 93, POND 94, POND 95, POND 96, POND 97, POND 98, POND 99, POND 100.
- Wetlands and Floodplains:** FLOODPLAIN MIT. 1200, FLOODPLAIN MIT. 163, FLOODPLAIN MIT. 416, FLOODPLAIN MIT. 415, FLOODPLAIN MIT. 2030, FLOODPLAIN MIT. 421, FLOODPLAIN MIT. 425, FLOODPLAIN MIT. 426, FLOODPLAIN MIT. 427, FLOODPLAIN MIT. 428, FLOODPLAIN MIT. 429, FLOODPLAIN MIT. 430, FLOODPLAIN MIT. 431, FLOODPLAIN MIT. 432, FLOODPLAIN MIT. 433, FLOODPLAIN MIT. 434, FLOODPLAIN MIT. 435, FLOODPLAIN MIT. 436, FLOODPLAIN MIT. 437, FLOODPLAIN MIT. 438, FLOODPLAIN MIT. 439, FLOODPLAIN MIT. 440, FLOODPLAIN MIT. 441, FLOODPLAIN MIT. 442, FLOODPLAIN MIT. 443, FLOODPLAIN MIT. 444, FLOODPLAIN MIT. 445, FLOODPLAIN MIT. 446, FLOODPLAIN MIT. 447, FLOODPLAIN MIT. 448, FLOODPLAIN MIT. 449, FLOODPLAIN MIT. 450, FLOODPLAIN MIT. 451, FLOODPLAIN MIT. 452, FLOODPLAIN MIT. 453, FLOODPLAIN MIT. 454, FLOODPLAIN MIT. 455, FLOODPLAIN MIT. 456, FLOODPLAIN MIT. 457, FLOODPLAIN MIT. 458, FLOODPLAIN MIT. 459, FLOODPLAIN MIT. 460, FLOODPLAIN MIT. 461, FLOODPLAIN MIT. 462, FLOODPLAIN MIT. 463, FLOODPLAIN MIT. 464, FLOODPLAIN MIT. 465, FLOODPLAIN MIT. 466, FLOODPLAIN MIT. 467, FLOODPLAIN MIT. 468, FLOODPLAIN MIT. 469, FLOODPLAIN MIT. 470, FLOODPLAIN MIT. 471, FLOODPLAIN MIT. 472, FLOODPLAIN MIT. 473, FLOODPLAIN MIT. 474, FLOODPLAIN MIT. 475, FLOODPLAIN MIT. 476, FLOODPLAIN MIT. 477, FLOODPLAIN MIT. 478, FLOODPLAIN MIT. 479, FLOODPLAIN MIT. 480, FLOODPLAIN MIT. 481, FLOODPLAIN MIT. 482, FLOODPLAIN MIT. 483, FLOODPLAIN MIT. 484, FLOODPLAIN MIT. 485, FLOODPLAIN MIT. 486, FLOODPLAIN MIT. 487, FLOODPLAIN MIT. 488, FLOODPLAIN MIT. 489, FLOODPLAIN MIT. 490, FLOODPLAIN MIT. 491, FLOODPLAIN MIT. 492, FLOODPLAIN MIT. 493, FLOODPLAIN MIT. 494, FLOODPLAIN MIT. 495, FLOODPLAIN MIT. 496, FLOODPLAIN MIT. 497, FLOODPLAIN MIT. 498, FLOODPLAIN MIT. 499, FLOODPLAIN MIT. 500.


**S.W.F.W.M.D.
DISTRICT PRESERVE
PART I
(REVISION 14)**
Area = 171.332 Acres±

LEGEND:

- OPEN WATER PONDS
- GREENSPACE-MAINTAINED BY CDD
- GREENSPACE-MAINTAINED BY CDD (BY OTHERS)
- GREENSPACE-MAINTAINED BY CDD (REQUIRES EXISTING VEGETATION TO BE TRIMMED BY DEVELOPER BEFORE TURNING TO CDD)
- MAINTENANCE TO BE DETERMINED
- MAINTENANCE BY ROSE POINT HOA
- MAINTENANCE BY GARDENIA GLEN HOA
- WETLAND MITIGATION
- WETLANDS

The site plan includes the following features and labels:

- Phases and Parcels:** VILLAGE 1 PHASE 101, VILLAGE 1 PHASE 102, VILLAGE 1 PHASE 103, VILLAGE 2 CLUB CONNERTON, VILLAGE 2 PHASE 1A PARCEL 218, VILLAGE 2 PHASE 1B PARCEL 218, VILLAGE 2 PHASE 1C PARCEL 218, VILLAGE 2 PHASE 2 PARCEL 214, VILLAGE 2 PHASE 2A PARCEL 218, VILLAGE 2 PHASE 2B PARCEL 218, VILLAGE 2 PHASE 2C PARCEL 218, VILLAGE 2 PHASE 1A PARCEL 210 JASMINE ABBEY, VILLAGE 2 PHASE 1A PARCEL 211 THE GARDENS, VILLAGE 2 PHASE 1C PARCEL 212 THE GARDENS, VILLAGE 2 PHASE 1C PARCEL 213 THE GARDENS.
- Water Features:** POND 1000, POND 100, POND 900, POND 800, POND 700, POND 600, POND 500, POND 400, POND 300, POND 200, POND 100, POND 110, POND 120, POND 130, POND 140, POND 150, POND 160, POND 170, POND 180, POND 190, POND 200, POND 210, POND 220, POND 230, POND 240, POND 250, POND 260, POND 270, POND 280, POND 290, POND 300, POND 310, POND 320, POND 330, POND 340, POND 350, POND 360, POND 370, POND 380, POND 390, POND 400, POND 410, POND 420, POND 430, POND 440, POND 450, POND 460, POND 470, POND 480, POND 490, POND 500, POND 510, POND 520, POND 530, POND 540, POND 550, POND 560, POND 570, POND 580, POND 590, POND 600, POND 610, POND 620, POND 630, POND 640, POND 650, POND 660, POND 670, POND 680, POND 690, POND 700, POND 710, POND 720, POND 730, POND 740, POND 750, POND 760, POND 770, POND 780, POND 790, POND 800, POND 810, POND 820, POND 830, POND 840, POND 850, POND 860, POND 870, POND 880, POND 890, POND 900, POND 910, POND 920, POND 930, POND 940, POND 950, POND 960, POND 970, POND 980, POND 990, POND 1000.
- Wetlands and Floodplains:** FLOODPLAIN MIT. 1200, FLOODPLAIN MIT. 163, FLOODPLAIN MIT. 161, FLOODPLAIN MIT. 416, FLOODPLAIN MIT. 415, FLOODPLAIN MIT. 2030, FLOODPLAIN MIT. 421, FLOODPLAIN MIT. M-1, FLOODPLAIN MIT. 425, FLOODPLAIN MIT. M-2, FLOODPLAIN MIT. M-3, FLOODPLAIN MIT. M-4, FLOODPLAIN MIT. 2040, FLOODPLAIN MIT. M-5, FLOODPLAIN MIT. M-6, FLOODPLAIN MIT. M-7, FLOODPLAIN MIT. M-8, FLOODPLAIN MIT. M-9, FLOODPLAIN MIT. M-10, FLOODPLAIN MIT. M-11, FLOODPLAIN MIT. M-12, FLOODPLAIN MIT. M-13, FLOODPLAIN MIT. M-14, FLOODPLAIN MIT. M-15, FLOODPLAIN MIT. M-16, FLOODPLAIN MIT. M-17, FLOODPLAIN MIT. M-18, FLOODPLAIN MIT. M-19, FLOODPLAIN MIT. M-20, FLOODPLAIN MIT. M-21, FLOODPLAIN MIT. M-22, FLOODPLAIN MIT. M-23, FLOODPLAIN MIT. M-24, FLOODPLAIN MIT. M-25, FLOODPLAIN MIT. M-26, FLOODPLAIN MIT. M-27, FLOODPLAIN MIT. M-28, FLOODPLAIN MIT. M-29, FLOODPLAIN MIT. M-30, FLOODPLAIN MIT. M-31, FLOODPLAIN MIT. M-32, FLOODPLAIN MIT. M-33, FLOODPLAIN MIT. M-34, FLOODPLAIN MIT. M-35, FLOODPLAIN MIT. M-36, FLOODPLAIN MIT. M-37, FLOODPLAIN MIT. M-38, FLOODPLAIN MIT. M-39, FLOODPLAIN MIT. M-40, FLOODPLAIN MIT. M-41, FLOODPLAIN MIT. M-42, FLOODPLAIN MIT. M-43, FLOODPLAIN MIT. M-44, FLOODPLAIN MIT. M-45, FLOODPLAIN MIT. M-46, FLOODPLAIN MIT. M-47, FLOODPLAIN MIT. M-48, FLOODPLAIN MIT. M-49, FLOODPLAIN MIT. M-50, FLOODPLAIN MIT. M-51, FLOODPLAIN MIT. M-52, FLOODPLAIN MIT. M-53, FLOODPLAIN MIT. M-54, FLOODPLAIN MIT. M-55, FLOODPLAIN MIT. M-56, FLOODPLAIN MIT. M-57, FLOODPLAIN MIT. M-58, FLOODPLAIN MIT. M-59, FLOODPLAIN MIT. M-60, FLOODPLAIN MIT. M-61, FLOODPLAIN MIT. M-62, FLOODPLAIN MIT. M-63, FLOODPLAIN MIT. M-64, FLOODPLAIN MIT. M-65, FLOODPLAIN MIT. M-66, FLOODPLAIN MIT. M-67, FLOODPLAIN MIT. M-68, FLOODPLAIN MIT. M-69, FLOODPLAIN MIT. M-70, FLOODPLAIN MIT. M-71, FLOODPLAIN MIT. M-72, FLOODPLAIN MIT. M-73, FLOODPLAIN MIT. M-74, FLOODPLAIN MIT. M-75, FLOODPLAIN MIT. M-76, FLOODPLAIN MIT. M-77, FLOODPLAIN MIT. M-78, FLOODPLAIN MIT. M-79, FLOODPLAIN MIT. M-80, FLOODPLAIN MIT. M-81, FLOODPLAIN MIT. M-82, FLOODPLAIN MIT. M-83, FLOODPLAIN MIT. M-84, FLOODPLAIN MIT. M-85, FLOODPLAIN MIT. M-86, FLOODPLAIN MIT. M-87, FLOODPLAIN MIT. M-88, FLOODPLAIN MIT. M-89, FLOODPLAIN MIT. M-90, FLOODPLAIN MIT. M-91, FLOODPLAIN MIT. M-92, FLOODPLAIN MIT. M-93, FLOODPLAIN MIT. M-94, FLOODPLAIN MIT. M-95, FLOODPLAIN MIT. M-96, FLOODPLAIN MIT. M-97, FLOODPLAIN MIT. M-98, FLOODPLAIN MIT. M-99, FLOODPLAIN MIT. M-100.
- Other Features:** IRRIGATION RESERVOIR EP-1, IRRIGATION RESERVOIR EP-2, SUMP, SUMP 387A, SUMP 387B, SUMP 387C, SUMP 387D, SUMP 387E, SUMP 387F, SUMP 387G, SUMP 387H, SUMP 387I, SUMP 387J, SUMP 387K, SUMP 387L, SUMP 387M, SUMP 387N, SUMP 387O, SUMP 387P, SUMP 387Q, SUMP 387R, SUMP 387S, SUMP 387T, SUMP 387U, SUMP 387V, SUMP 387W, SUMP 387X, SUMP 387Y, SUMP 387Z, SUMP 388A, SUMP 388B, SUMP 388C, SUMP 388D, SUMP 388E, SUMP 388F, SUMP 388G, SUMP 388H, SUMP 388I, SUMP 388J, SUMP 388K, SUMP 388L, SUMP 388M, SUMP 388N, SUMP 388O, SUMP 388P, SUMP 388Q, SUMP 388R, SUMP 388S, SUMP 388T, SUMP 388U, SUMP 388V, SUMP 388W, SUMP 388X, SUMP 388Y, SUMP 388Z, SUMP 389A, SUMP 389B, SUMP 389C, SUMP 389D, SUMP 389E, SUMP 389F, SUMP 389G, SUMP 389H, SUMP 389I, SUMP 389J, SUMP 389K, SUMP 389L, SUMP 389M, SUMP 389N, SUMP 389O, SUMP 389P, SUMP 389Q, SUMP 389R, SUMP 389S, SUMP 389T, SUMP 389U, SUMP 389V, SUMP 389W, SUMP 389X, SUMP 389Y, SUMP 389Z, SUMP 390A, SUMP 390B, SUMP 390C, SUMP 390D, SUMP 390E, SUMP 390F, SUMP 390G, SUMP 390H, SUMP 390I, SUMP 390J, SUMP 390K, SUMP 390L, SUMP 390M, SUMP 390N, SUMP 390O, SUMP 390P, SUMP 390Q, SUMP 390R, SUMP 390S, SUMP 390T, SUMP 390U, SUMP 390V, SUMP 390W, SUMP 390X, SUMP 390Y, SUMP 390Z, SUMP 391A, SUMP 391B, SUMP 391C, SUMP 391D, SUMP 391E, SUMP 391F, SUMP 391G, SUMP 391H, SUMP 391I, SUMP 391J, SUMP 391K, SUMP 391L, SUMP 391M, SUMP 391N, SUMP 391O, SUMP 391P, SUMP 391Q, SUMP 391R, SUMP 391S, SUMP 391T, SUMP 391U, SUMP 391V, SUMP 391W, SUMP 391X, SUMP 391Y, SUMP 391Z, SUMP 392A, SUMP 392B, SUMP 392C, SUMP 392D, SUMP 392E, SUMP 392F, SUMP 392G, SUMP 392H, SUMP 392I, SUMP 392J, SUMP 392K, SUMP 392L, SUMP 392M, SUMP 392N, SUMP 392O, SUMP 392P, SUMP 392Q, SUMP 392R, SUMP 392S, SUMP 392T, SUMP 392U, SUMP 392V, SUMP 392W, SUMP 392X, SUMP 392Y, SUMP 392Z, SUMP 393A, SUMP 393B, SUMP 393C, SUMP 393D, SUMP 393E, SUMP 393F, SUMP 393G, SUMP 393H, SUMP 393I, SUMP 393J, SUMP 393K, SUMP 393L, SUMP 393M, SUMP 393N, SUMP 393O, SUMP 393P, SUMP 393Q, SUMP 393R, SUMP 393S, SUMP 393T, SUMP 393U, SUMP 393V, SUMP 393W, SUMP 393X, SUMP 393Y, SUMP 393Z, SUMP 394A, SUMP 394B, SUMP 394C, SUMP 394D, SUMP 394E, SUMP 394F, SUMP 394G, SUMP 394H, SUMP 394I, SUMP 394J, SUMP 394K, SUMP 394L, SUMP 394M, SUMP 394N, SUMP 394O, SUMP 394P, SUMP 394Q, SUMP 394R, SUMP 394S, SUMP 394T, SUMP 394U, SUMP 394V, SUMP 394W, SUMP 394X, SUMP 394Y, SUMP 394Z, SUMP 395A, SUMP 395B, SUMP 395C, SUMP 395

	OPEN WATER PONDS
	GREENSPACE-MAINTAINED BY CDD
	GREENSPACE-MAINTAINED BY CDD (BY OTHERS)
	GREENSPACE-MAINTAINED BY CDD (REQUIRES EXISTING VEGETATION TO BE TRIMMED BY DEVELOPER BEFORE TURNING TO CDD)
	MAINTENANCE TO BE DETERMINED
	MAINTENANCE BY ROSE POINT HOA
	MAINTENANCE BY GARDENIA GLEN HOA
	WETLAND MITIGATION
	WETLANDS

Tab 9

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, February 1, 2021 at 6:01 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638

Present and constituting a quorum:

Jack Knowles	Board Supervisor, Chairman
Daniel Novak	Board Supervisor, Vice-Chairman
Chris Kawalec	Board Supervisor, Assistant Secretary
Fredrick Lise	Board Supervisor, Assistant Secretary
Tyson Krutsinger	Board Supervisor, Assistant Secretary

Also present were:

Aimee Brandon	District Manager, Rizzetta & Company
Scott Brizendine	FC, Rizzetta & Company
Jason Liggett	Field Services Manager, Rizzetta & Company
Roy Van Wyk	District Counsel, Hopping Green & Sams, P.A.
Greg Woodcock	District Engineer, Cardno
Gail Huff	Representative, Ballenger
Craig Chambrot	Representative, CLM
Vivek Babbar	District Counsel, Straley & Robin
Kelly Evans	Lennar
Laura Coffee	Lennar

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Aimee Brandon called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard audience comments regarding; favor of golf carts in the community, opposition to FHP pulling golf carts over, concern for underage children operating golf carts and request for Supervisors and staff name plates.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
February 1, 2021 - Minutes of Meeting
Page 2

Mr. Jack Knowles and District Counsel, Mr. Roy Van Wyk attempted to address audience concerns with golf carts but were interrupted and talked over. Audience comments were closed at this time.

THIRD ORDER OF BUSINESS

**Administer Oath of Office for Newly
Appointed Board Member – Tyson
Krutsinger**

Ms. Aimee Brandon administered the Oath of Office to new Board member, Mr. Tyson Krutsinger for vacant Seat #1. Mr. Van Wyk provided new Board members with a packet of information regarding Florida Sunshine Laws.

FORTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04,
Re-Designating Officers**

The Board was presented with Resolution 2021-04, Redesignating Officers of the Board. The Board agreed not to change officer designations.

On a motion from Mr. Daniel Novak, seconded by Mr. Fredrick Lise, the Board approved Resolution 2021-04, Redesignating Officers and making no changes to the positions of the Supervisors for Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

The Board received the District Counsel Report from Mr. Van Wyk. Mr. Van Wyk gave a brief overview of the Cell Tower info and mentioned that the discussion was being moved to the March agenda.

B. District Engineer – Greg Woodcock

The Board received the District Engineer Report from Mr. Greg Woodcock.

Mr. Woodcock gave an update on the Trail Project. He explained that he had a meeting with the County and presented several options for the County to consider. The County requested a hybrid of all four options that were presented that would include a primitive trail that connects the northern section to the existing sidewalk along the pond, then putting a bridge over the pond off the existing sidewalk that connects to the sidewalk that goes around Southern Charm. Mr. Woodcock is waiting on final approval from the County on the hybrid options. The County wants to check the connectivity to future neighborhoods before approving. The preliminary cost is estimated to be around \$400,000 for the project. Final cost to be determined based off received proposals.

Mr. Woodcock also provided an update on Storybrook Park. He stated that he should be getting the permit by the end of the week.

Mr. Knowles requested an update on the sidewalk request off Blue Mist.

The Board also discussed the resident fence encroachments/blocking of storm drain easement issues.

Mr. Kawalec suggested that a process be implemented between the CDD and HOA to prevent future issues. Mr. Van Wyk will be sending out letters to the residents who currently have a fence blocking an easement.

C. Field Inspection Report

The Board received the Field Inspection Report from Mr. Jason Liggett.

Mr. Liggett discussed the annuals and issue with the deer eating the plants. Mr. Liggett recommended that the Board should consider planting perennials instead of annuals.

Mr. Kawalec discussed the ongoing issue of moss and trimming of the trees around the community. He suggested asking CLM to provide a schedule of the areas they are working in for Mr. Liggett's tracking.

D. Irrigation Report – Gail Huff

The Board received the Irrigation Report from Ms. Gail Huff.

Ms. Huff provided an update on the manifolds and said that she will be working on obtaining an proposal for the Board.

Mr. Kawalec discussed the estimates for drip line filters and suggested that the Board include a reserve line item in future budgets, specific for drip line filters due to the expense.

The Board discussed the Connerton East CDD Establishment and Interlocal Agreement Request. The Board heard from Mr. Jordan Schrader from Clearview, Mr. Vivek Babbar, DC for Connerton East CDD. Mr. Schrader proposed a dual overlap and share of the jurisdiction of Connerton West and Connerton East of the referenced area.

The Board received the Lennar new sod and irrigation update on 208 and 209 from Ms. Kelly Evans. Mr. Tyson asked when Lennar will begin selling lots in 208 and 209. Ms. Evans stated that she would provide Ms. Brandon with that information along with an update on the sidewalk request from Mr. Knowles.

The Connerton East CDD Establishment and Interlocal Agreement Request was moved up in the agenda.

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SIXTH ORDER OF BUSINESS

**Discussion of Connerton East CDD
Establishment and Interlocal
Agreement Request**

The Board discussed the Connerton East CDD Establishment and Interlocal Agreement Request.

The Board heard from Mr. Jordan Schrader from Clearview and Mr. Vivek Babbar, DC for Connerton East CDD.

Mr. Schrader proposed a dual overlap and share of the jurisdiction of Connerton West and Connerton East of the referenced area. Mr. Schrader assured the Board that Connerton East would be designed to match Connerton West and that the goal was aesthetic uniformity.

Mr. Kawalec requested a copy of the plans. The Board agreed that Clearview could continue with the establishment and interlocal agreement process.

The Consideration of Lennar Installing New Sod was moved up in the agenda.

SEVENTH ORDER OF BUSINESS

**Consideration of Lennar Installing New
Sod (Flotram) and Irrigation Along
Flourish**

The Board received the Lennar new sod and irrigation update on 208 and 209 from Ms. Kelly Evans.

Mr. Tyson asked when Lennar will begin selling lots in 208 and 209.

Ms. Evans stated that she would provide Ms. Brandon with that information along with an update on the sidewalk request from Mr. Knowles.

EIGHTH ORDER OF BUSINESS

District Manager Report

E. District Manager

The Board received the District Manager Report. Ms. Brandon reminded the Board of the next regular scheduled Board of Supervisors meeting that will be held on Monday, March 1st, 2021 at 4:00p.m. Ms. Brandon also reviewed the Boards Financial Statements.

Ms. Brandon discussed the monument signs that need to be repainted. Mr. Kawalec suggested asking Lennar to assist with the expense and designs for the sake of uniformity.

Ms. Brandon presented the Board with a HOA request for CDD to take over all future expense of Gas and Repairs of the John Deere Maintenance Vehicle driven by Mr. Stan Zuercher.

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The Board agreed to take over these expenses from the HOA moving forward.

On a motion from Mr. Lise, seconded by Mr. Knowles, the Board approved to pay for the gas and repairs at 100% for the John Deere Maintenance vehicle for the Connerton West Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of K&J Pressure
Cleaning Proposals**

The Board discussed the K & J Pressure Cleaning Proposal for Phase 4.

On a motion from Mr. Novak, seconded by Mr. Knowles, the Board approved the K & J Pressure Washing Proposal for the Connerton West Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of CLM Fire Ant
Proposal**

The Board discussed the CLM Fire Ant Proposal. The Board gave direction to not approve the proposal and to remove for future consideration.

ELEVENTH ORDER OF BUSINESS

Discussion on Cell Tower

The Board held a brief discussion regarding the Cell Tower and came to an agreement to table this item until the March 1, 2021 meeting.

TWELFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
January 4, 2021**

Ms. Brandon presented the minutes of the Board of Supervisors' meeting held on January 4, 2021.

On a motion from Mr. Knowles, seconded by Mr. Novak, the Board approved the Minutes of the Board of Supervisors' Meeting held on January 4th, 2021, as presented, for the Connerton West Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
December 2020**

The Board was presented with the Operation and Maintenance Expenditures for December 2020 in the amount of \$207,256.76.

On a motion from Mr. Novak, seconded by Mr. Knowles the Board approved to ratify the

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payment of invoices from the December O&M Expenditures in the amount of \$207,256.76 for the Connerton West Community Development District.

FOURTEENTH ORDER OF BUSINESS

Audience Comments

The Board heard from audience members regarding; pond erosion around Butterfly Kiss Pond, overgrown vegetation on the back side of the pond and little to no grass around the pond. Mr. Woodcock said he would investigate the erosion issue around the pond.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Request, Mr. Kawalec discussed the following, power bill for the elementary school lift station off Flourish Drive, he discussed the chain link fence around the lift station versus a wall like the rest of the community, he requested that Mr. Woodcock send the emails from Mr. Kawalec to the rest of the Board for their review, and requested an audit be conducted of the Gardenia Glenn ponds to see who is responsible for maintenance.

The Board requested that Mr. Zuercher be present at all future meetings to discuss his report.

The Board requested that Pavement Repairs be added to the March Agenda. Ms. Brandon asked the Board if they approved of the Action Towing agreement and if they approved it being completed.

On a motion from Mr. Novak, seconded by Mr. Lise, the Board approved the Action Towing Agreement in its original form for the Connerton West Community Development District.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Lise, seconded by Mr. Knowles, the Board approved to adjourn the meeting at 8:55 p.m. for the Connerton West Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

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CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures January 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2021 through January 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$134,110.60**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ballenger & Company, Inc.	003024	20441	Irrigation Maintenance 12/20	\$ 8,175.00
Ballenger & Company, Inc.	003024	20451	SWFWMD Meter Reading/Irrig Pump Station 12/20	\$ 1,300.00
Ballenger & Company, Inc.	003024	20458	Repair Irrigation System 12/20	\$ 75.00
Ballenger & Company, Inc.	003024	20460	Repair Irrigation System 12/20	\$ 1,148.40
Ballenger & Company, Inc.	003024	20461	Repair Irrigation System 12/20	\$ 542.00
Capital Land Management Corporation	003025	210224	Proposal #1507 Seasonal Annual Change-out 12/20	\$ 12,000.00
Capital Land Management Corporation	003043	210348	Landscape Maintenance 01/21	\$ 30,100.00
Cardno, Inc.	003031	305045	Monthly Lake Management 12/20	\$ 3,350.00
Cardno, Inc.	003031	305075	Monthly Lake Management 12/20	\$ 3,530.00
Christopher Kawalec	003038	CK010421	Board of Supervisors Meeting 01/04/21	\$ 200.00
Connerton Community Association, Inc.	003026	202010	Salary Reimbursement 10/20	\$ 3,458.00
Connerton Community Association, Inc.	003026	202011	Salary Reimbursement 11/20	\$ 3,458.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Connerton Community Association, Inc.	003032	202012	Salary Reimbursement 12/20	\$ 5,162.00
Daniel Novak	003042	DN010421	Board of Supervisors Meeting 01/04/21	\$ 200.00
Finn Outdoor	003035	2581	Remove Overgrown Vegetation 12/20	\$ 2,375.00
Fredrick Lise	003040	FL010421	Board of Supervisors Meeting 01/04/21	\$ 200.00
Innersynce Studio, Ltd DBA Campus Suite	003037	19133	CDD Website Services 01/21	\$ 384.38
Jack Knowles	003039	JK010421	Board of Supervisors Meeting 01/04/21	\$ 200.00
Jeremy R. Cohen	003033	JC121820	Off Duty Patrols 12/20	\$ 350.00
Jeremy R. Cohen	003033	JC122120	Off Duty Patrols 12/20	\$ 200.00
Jerry Richardson	003050	1455	Monthly Hog Removal Service 01/21	\$ 800.00
K. Johnson's Lawn & Landscaping, Inc.	003048	17745	Mowing Bike Trail 01/21	\$ 700.00
Kevin Eric Hamilton	003036	KH121620	Off Duty Patrols 12/20	\$ 200.00
Kevin Eric Hamilton	003036	KH122920	Off Duty Patrols 12/20	\$ 200.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Mobile Mini, Inc.	003027	9009635249	Mobile Storage Rental Acct #10023746 12/20	\$ 213.11
Mobile Mini, Inc.	003049	9009793269	Mobile Storage Rental Acct #10023746 01/21	\$ 213.11
Pasco County	003044	Pasco Water Summary 12/20	Water Summary 12/20	\$ 215.43
Patrick J. Elmore	003034	PE122820	Off Duty Patrols 12/20	\$ 200.00
Patrick J. Elmore	003034	PE122920-1	Off Duty Patrols 12/20	\$ 200.00
Rizzetta & Company, Inc	003028	INV0000055479	District Management Fees 01/21	\$ 6,430.41
Rizzetta & Company, Inc	003045	INV0000055606	Annual Dissemination Agent Fee FY 20/21	\$ 8,000.00
Rizzetta Technology Services, LLC	003029	INV0000006714	Email & Website Hosting Services 01/21	\$ 175.00
Site Masters of Florida, LLC	003030	123020-1	Stormwater Maintenance 12/20	\$ 12,300.00
Suncoast Pool Service	003046	6862	Fountain Service 01/21	\$ 250.00
Times Publishing Company	003041	0000129309 12/23/20	Acct # 119853 Legal Advertising 12/23/20	\$ 131.20
US Bank Corporate Trust Services	003051	20210114-1	Annual Admin Fees 2006 A-1 & A-2 20/21	\$ 3,200.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2021 Through January 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative Inc.	003047	2101307 12/20	2101307 21739 Emory Oak PL 12/20	\$ 35.86
Withlacoochee River Electric Cooperative Inc.	003047	2101312 12/20	2101312 8949 Pleasant Woods Dr 12/20	\$ 35.04
Withlacoochee River Electric Cooperative Inc.	003047	Electric Summary Bill 12/20	Electric Summary Bill 12/20	<u>\$ 24,203.66</u>
Report Total				<u>\$ 134,110.60</u>