



Rizzetta & Company

# **Connerton West Community Development District**

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## **Board of Supervisors' Regular Meeting January 10, 2022**

**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**

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

<b>District Board of Supervisors</b>	Daniel Novak	Chairman
	Chris Kawalec	Vice Chairman
	John Ngerem	Assistant Secretary
	Steven Daly	Assistant Secretary
	Tyson Krutsinger	Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Attorney</b>	Meredith Hammock	KE Law, PLLC
<b>District Engineer</b>	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**

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

January 7, 2022

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, January 10, 2022 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.

**BOARD OF SUPERVISORS MEETING**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A. District Counsel**
    1. Discussion/Update of Easements
  - B. District Engineer**
    1. Review of District Engineer Report.....Tab 1
  - C. Field Inspection Report**
    1. December Field Inspection Report (**under separate cover**)
    2. Consideration of Brightview Proposal to Replace Dead Juniper.....Tab 2
  - D. Irrigation Report.....Tab 3**
  - E. Aquatics Report.....Tab 4**
  - F. Property Maintenance Report – Stan Zeurcher.....Tab 5**
  - G. District Manager**
    1. December District Manager Report.....Tab 6
    2. November Financial Statement.....Tab 7
- 4. BUSINESS ITEMS**
  - A. Consideration of Cutback Proposals.....Tab 8**
  - B. Consideration of AWC Proposals for Fish Stocking and Planting.....Tab 9**
  - C. Consideration of Romaner Graphics Proposal For No Solicitation Sign.....Tab 10**
  - D. Consideration of Mormino Settlement Agreement.....Tab 11**
  - E. Discussion of Additional Dog Park @ Garden Park**
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on December 6, 2021.....Tab 12**
  - B. Consideration of Operation and Maintenance Expenditures for November 2021.....Tab 13**

**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,  
*Matthew Huber*  
Matthew Huber  
District Manager

cc: Roy Van Wyk, KE Law Group.

## Tab 1

## **Tab 12**

**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, December 6, 2021, at 4:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638

Present and constituting a quorum:

Daniel Novak	<b>Board Supervisor, Chairman</b>
Chris Kawalec	<b>Board Supervisor, Vice-Chairman</b>
Tyson Krutsinger	<b>Board Supervisor, Assistant Secretary</b>
Steven Daly	<b>Board Supervisor, Assistant Secretary</b>
John Ngerem	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Daryl Adams	<b>District Manager, Rizzetta &amp; Company</b>
Roy Van Wyk	<b>District Counsel, KE Law Group</b>
Meredith Hammock	<b>District Counsel, KE Law Group</b>
Greg Woodcock	<b>District Engineer, Cardno</b>
Gail Huff	<b>Representative, Ballenger</b>
Jason Marks	<b>Aquatic Weed Control</b>
Doug Smith	<b>Law FL</b>
Terry McLane	<b>Representative, Brightview</b>
Jeff Myers	<b>Representative, Brightview</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Daryl Adams opened the regular CDD Meeting in person at 4:00 p.m. and noted that there were audience members in attendance.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

The Board received audience comments regarding the stop signs and street signs, lack of flowers at Willow Vista entrance, turtles making holes and golf carts driving to fast within the community.

**THIRD ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Counsel**

Mr. Van Wyk updated the Board on the licensing agreements for easements.

On a motion from Mr. Krutsinger, seconded by Mr. Ngerem, with all in favor, the Board ratified the Licensing Agreements for Easements for the Connerton West Community Development District.

On a motion from Mr. Novak, seconded by Mr. Daly, with all in favor, the Board approved to keep Doug Smith as Counsel with Messer Caparello over the licensing agreements for easements for the Connerton West Community Development District.

On a motion from Mr. Kawalec, seconded by Mr. Ngerem, with all in favor, the Board agreed to allow residents 30 days to be in compliance after their license agreement has been signed for the Connerton West Community Development District.

**B. District Engineer Report**

The Board received the District Engineer report from Mr. Woodcock. Site Master will come out to take a look at signs. The Board reviewed the Cardno report prior to sending to Lennar. The Board requested the construction trailer be moved to Connerton East. They requested the construction area be clear and put down grass. If trailer cannot be moved the Board requested that Connerton West be paid for trailer to be on their property.

Mr. Woodcock stated another water test will be done and he will also get a proposal for painting the signs.

**C. Field Inspection Report**

The Board reviewed the Field Inspection report from Mr. Liggett.

The Board requested that the roundabout be cleaned up. February 2022 is the next round of annuals to be installed. The Board requested Brightview to present the proposal for the next round of annuals for their review.

The Board requested Brightview submit a proposal for shrubs at 21639 Pearl Crescent Court.

The Board requested the District Manager to send a letter to West Bay to put them on notice regarding grass and irrigation on CDD property and ask them to remove and repair any damages in that area.

**D. Irrigation Report**

The Board received the Irrigation Report

**E. Aquatics Report**



**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT**  
**December 6, 2021 - Minutes of Meeting**  
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The Board received the Aquatics Report from Aquatic Weed Control.

**F. Property Maintenance Report- Mr. Zuercher**

The Board receives maintenance report 11/8-11/22 and 11/22-11/26. The approved for Mr. Zuercher to get a sidewalk grinder and the cost should not exceed \$3,000.00.

**G. District Manager Report**

The Board received and reviewed the District Manager report.

Mr. Adams reminded the Board that the next meeting will be held on January 10, 2022, at 4:00 p.m. at the Club Connerton, 21100 Fountain Garden Way, Land O Lakes, FL 34638.

**FOURTH ORDER OF BUSINESS**

**Consideration of Cutback Proposals**

The Board reviewed the proposals submitted by Brightview and Steadfast. These were tabled to the next CDD meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Hopping Green & Sams Transition Letter**

On a motion from Mr. Kawalec, seconded by Mr. Krutsinger, with all in favor, the Board approved the Hopping Green & Sams Transition Letter, for the Connerton West Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Florida Reserve Study Proposal**

On a motion from Mr. Kawalec, seconded by Mr. Novak, with all in favor, the Board approved the Florida Reserve Study Proposal in the amount of \$4,400.00, for the Connerton West Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Fitness320 Proposal**

On a motion from Mr. Novak, seconded by Mr. Daly, with all in favor, the Board approved the Fitness320 proposal pending confirmation that they can secure parking in Rose Cottage, for the Connerton West Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Towing on CDD Property**

The District has a current contract for Storybrook. The Board has requested that Towing be done in all Connerton West neighborhoods.

**NINTH ORDER OF BUSINESS**

**Discussion of Dog Stations**

This item was tabled.

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT**  
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**TENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Meeting, Held on  
November 1, 2021**

These meeting minutes will be presented at the next CDD meeting.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for October  
2021**

The Board was presented with the Operation & Maintenance Expenditures for October 2021 in the amount of \$114,838.09.

On a motion from Mr. Krutsinger, seconded by Mr. Ngerem with all in favor, the Board ratified the Operation & Maintenance Expenditures for October 2021 for \$114,838.09, for the Connerton West Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Novak requested Mr. Adams send a cease-and-desist letter to the resident that is storing his vehicles on CDD property.

Mr. Kawalec requested Mr. Adams create an excel worksheet with items to add for the yearly budget.

Mr. Daley & Mr. Ngerem requested Mr. Adams send them last audit for the District.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Krutsinger, seconded by Mr. Daly, the Board approved to adjourn the meeting at 7:13 p.m. for the Connerton West Community Development District.

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

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

## **Tab 13**

# CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida · (813) 994-1001  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.connertonwestcdd.org](http://www.connertonwestcdd.org)

## **Operation and Maintenance Expenditures November 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2021 through November 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:           **\$157,382.75**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AKCA, Inc.	003357	10948	Roadway Repair & Maintenance 10/21	\$ 1,750.00
Aquatic Weed Control, Inc.	003369	64951	Pond/Lake Maintenance 10/21	\$ 510.00
Aquatic Weed Control, Inc.	003369	64959	Pond/Lake Maintenance 10/21	\$ 3,950.00
Badges of Honor, LLC	003367	4119	Office Supplies 11/21	\$ 30.00
Ballenger & Company, Inc.	003370	21456	Repair Irrigation System 10/21	\$ 8,675.00
BrightView Landscape Services, Inc.	003371	7633457	Landscape Maintenance 11/21	\$ 25,792.50
Capital Land Management Corporation	003372	211783	Landscape Maintenance 10/21	\$ 31,100.00
Capital Land Management Corporation	003372	211847	Fertilization 10/21	\$ 8,400.00
Cardno, Inc.	003373	530612	District Engineer 10/21	\$ 5,428.50

## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher Kawalec	003350	CK110121	Board of Supervisors Meeting 11/01/21	\$ 200.00
Connerton Community Association	003348	66	Multi-Purpose Room Rental Fee 09/20	\$ 50.00
Connerton Community Association	003348	67	Multi-Purpose Room Rental Fee 10/20	\$ 50.00
Connerton Community Association	003348	68	Multi-Purpose Room Rental Fee 11/20	\$ 50.00
Connerton Community Association	003348	69	Multi-Purpose Room Rental Fee 12/20	\$ 50.00
Connerton Community Association, Inc.	003347	202110	Stanley Zuercher Salary Reimbursement 10/21	\$ 1,558.50
Connerton West CDD	CD188	CD188	Debit Card Replenishment	\$ 1,174.59
Daniel Novak	003353	DN110121	Board of Supervisors Meeting 11/01/21	\$ 200.00
Department of Economic Opportunity	003359	84849	Special District Fee FY 21/22	\$ 175.00

## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jeremy R. Cohen	003358	JC101121	Off Duty Patrols 10/21	\$ 350.00
Jerry Richardson	003375	1555	Monthly Hog Removal Service 11/21	\$ 800.00
John Ngerem	003352	JN110121	Board of Supervisors Meeting 11/01/21	\$ 200.00
KE Law Group, PLLC	003374	676	General/Monthly Legal Services 10/21	\$ 3,687.55
KE Law Group, PLLC	003374	740	General/Monthly Legal Services 10/21	\$ 219.00
Kevin Eric Hamilton	003361	KH102121	Off Duty Patrols 10/21	\$ 200.00
Mobile Mini, Inc.	003344	9011904047	Mobile Storage Rental Acct #10023746 11/21	\$ 223.19
Pasco County	003364	Pasco Water Summary A	Water Summary A 10/21	\$ 416.93
Pasco County BOCC	003363	083021 BOCC	Permit Application Fee 08/21	\$ 6,762.00

## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Patrick J. Elmore	003360	PE102921	Off Duty Patrols 10/21	\$ 200.00
Rizzetta & Company, Inc	003345	INV0000062542	District Management Fees 11/21	\$ 6,545.00
Rizzetta Amenity Services, Inc.	003354	INV0000000000 9274	Amenity Management Services 10/29/21	\$ 2,991.65
Rizzetta Amenity Services, Inc.	003368	INV0000000000 9296	Out of Pocket Expense 10/21	\$ 125.80
Rizzetta Amenity Services, Inc.	003368	INV0000000000 9322	General Management & Personnel 11/21	\$ 3,775.84
Rizzetta Technology Services, LLC	003346	INV0000008171	Email & Website Hosting Services 11/21	\$ 175.00
Site Masters of Florida, LLC	003355	110121-1	Roadway Repair & Maintenance 11/21	\$ 4,400.00
Site Masters of Florida, LLC	003366	102621-3	Sidewalk Repair & Maintenance 10/21	\$ 8,000.00
Stan Zuercher	003356	102821- Zuercher	Miscellaneous Expenses 10/21	\$ 1,241.32



## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steven Daly	003349	SD110121	Board of Supervisors Meeting 11/01/21	\$ 200.00
Suncoast Pool Service	003376	7716	Fountain Service 11/21	\$ 250.00
Times Publishing Company	003362	0000191082 10/24/21	Acct #119853 Legal Advertising 10/21	\$ 189.50
Tyson Krutsinger	003351	TK110121	Board of Supervisors Meeting 11/01/21	\$ 200.00
Withlacoochee River Electric Cooperative Inc.	003365	2101307 10/21	2101307 21739 Emory Oak PL 10/21	\$ 35.83
Withlacoochee River Electric Cooperative Inc.	003365	2101312 10/21	2101312 8949 Pleasant Woods Dr 10/21	\$ 35.04
Withlacoochee River Electric Cooperative Inc.	003365	Electric Summary Bill	Electric Summary Bill 10/21	<u>\$ 27,015.01</u>
<b>Report Total</b>				<b><u>\$ 157,382.75</u></b>