



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Regular Meeting October 3, 2022

**District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

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 | Daniel Novak | Chairman |
| | Chris Kawalec | Vice Chairman |
| | John Ngerem | Assistant Secretary |
| | Tyson Krutsinger | Assistant Secretary |
| | Vacant | Assistant Secretary |
| District Manager | Daryl Adams | Rizzetta & Company, Inc. |
| District Attorney | Meredith Hammock | KE Law, PLLC |
| 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 813-994-1001. 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

September 27, 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, October 3, 2022 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.

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel**
 1. Update on Easement Agreements
 2. Update on Lennar Turnover for 208 & 209
 - B. District Engineer**
 1. Review of September District Engineer Report.....Tab 1
 2. Consideration of Visual Enhancement for Monument Sign Painting.....Tab 2
 - C. Review of September Field Inspection Report (under separate cover)**
 1. Landscape Response to Field Inspection Report
 - D. September Irrigation Report.....Tab 3**
 - E. Review of September Aquatics Report (under separate cover)**
 1. Review of Aquatics Map
 - F. Review of September Property Maintenance Report.....Tab 4**
 - G. District Manager**
 1. September District Manager Report.....Tab 5
- 4. BUSINESS ITEMS**
 - A. Discussion of HOA Using Tunnel for Halloween**
 - B. Discussion on Ways to Improve Communication Throughout the District**
 - C. Discussion of Nebula Lighting on Sagewood Sign**

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on September 12, 2022.....Tab 6

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,
Daryl Adams
Daryl Adams
District Manager

cc: Meredith Hammock, KE Law Group.

Tab 1

October 3, 2022

Connerton West Community Development District Engineer's Report:

Project Requiring Permit

Storybrook Park Improvements

- Scheduled project half point County Inspection. Waiting on date from County.
- Paving to start week of October 10, 2022.
- Irrigation has been completed in the dog park as well as the storybrook park area. The Parking lot is still remaining.

Trail Project

- Submit for Pasco County Permit mid of September. Wetland impacts and ACOE permit obtained.
- CDD board put this priority on hold until developer contacts District Staff.

Acquisition Review

Parcel 209 Acquisition – Onsite Punchlist Review

- Punchlist associated with Landscape and irrigation are completed. Cardno is currently coordinating with Meredith to prepare punchlist summaries for completed items.

Parcel 208 Acquisition – Onsite Punchlist Review

- Punchlist associated with Landscape and irrigation are completed. Cardno is currently coordinating with Meredith to prepare punchlist summaries for completed items.
-

Miscellaneous Projects

Sealing of Entrance Signs

- District Council is coordinating with Patriot Amenity Services regarding moving forward with the project.
- Proposal was received from Visual Enhancements to finish the monument sign painting and they are included in your agenda's.

Missing sidewalk along Connerton Blvd. and Flourish Drive

- Cardno now Stantec is coordinating with District Council to assist in determining responsibility and timing of the construction of the sidewalk.

Shade Sail Project

- Repairs and adjustments are scheduled for September 28, 2022.

October 3, 2022

Dog Park Project

- Pre-application meeting with the County is not required for this project. Cardno will prepare layouts and cost estimates at the November meeting.

Amenity Center Pond Wall Repair

- Cardno has reviewed the pond wall and prepared a report outlining the issue. Cardno also reviewed the wall on Westerland Drive and determined the blocks will fit on the Amenity Center Wall. Cardno will send the report to Contractors to obtain proposals. No proposals received for this project. We will reach out to additional contractors for proposals and present at the October meeting.
- As of 9-23-2022 we have not received any proposals. We are reaching out to additional companies to obtain proposals prior to October meeting.

Tab 2

ESTIMATE



Prepared For

Frank Nolte Connerton Signage
(727) 608-7766

Visual Enhancements Inc

25052 Winslow Way
Land O Lakes, FL 34639
Phone: (813) 388-3839
Email: venhancements@gmail.com
Web: www.visualenhancementsinc.com

Estimate # 11525

Date 09/21/2022

| Description | Total |
|---|------------|
| Connerton south entry Pressure clean, fill all voids, prime and paint all areas currently painted | \$1,500.00 |
| The Arbors Pressure clean, fill all voids, prime and paint all areas currently painted including concrete base | \$975.00 |
| Portola Gardens Pressure clean, fill all voids, prime and paint all areas currently painted | \$675.00 |
| Jasmine Abbey Pressure clean, fill all voids, prime and paint all areas currently painted | \$1,200.00 |
| Verona Pressure clean, fill all voids, prime and paint all areas currently painted | \$975.00 |
| Willow Vista Pressure clean, fill all voids, prime and paint all areas currently painted | \$1,400.00 |
| Willow Vista #2 Pressure clean, fill all voids, prime and paint all areas currently painted | \$1,400.00 |

| | |
|---|------------|
| The Arbors #2 | \$900.00 |
| Pressure clean, fill all voids, prime and paint all areas currently painted | |
| Connerton North entry | \$1,500.00 |
| Pressure clean, fill all voids, prime and paint all areas currently painted | |
| Anti-Graffiti Application | \$2,800.00 |
| Application of Anti-Graffiti coating will be applied to all signage listed. Coating to be applied 10 days post paint per manufacture specifications and will require 2 coats. | |
| ***Special Notes*** | |
| Bid includes the choice of 2 colors. Additional colors will incur additional charges. | |

| | |
|-----------------|--------------------|
| Subtotal | \$13,325.00 |
| Total | \$13,325.00 |











By signing this document, the customer agrees to the services and conditions outlined in this document.

Ray Pardiny

Frank Nolte Connerton Signage

Tab 3



Ballenger Irrigation

IRRIGATION REPORT

DATE: September 23, 2022

PROJECT: Connerton West – Land O'Lakes

Routine maintenance was conducted throughout the month and any alarms were addressed as quickly as possible. One out of warranty decoder was replaced between September 1st and September 23rd.

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

- Continued to work with Hunter to come up with a solution for the 5G cellular connections. So far, we are still waiting for results.
- Worked on updated budget for replacing the EPI pump station and with the new costs the District should plan on roughly \$310,000.00-\$320,000.00 if a decision is made in the next 6 months.

The ET sensor located on the Hunter ACC controller at the EP2 pump station recorded 1.35" of ET and 4.1" of rain between September 1st and September 22nd. There were five significant rainfall events of 0.25" or more during this same period, the greatest occurring on September 8th, when 1.15" was recorded. The site was shut down for a total of 11 days to take advantage of what nature provided.

According to the Water Management District, the 12-month rolling water usage for the month of August was 105,206 gpd. This is well below the permitted quantity of 419,000 gpd.

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

Sincerely,

Gail Huff

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



Water Quality Tests

EP1

| Date | pH | Salinity (ppm) | TDS (ppm) | Conductivity (uS) | |
|-----------|------|----------------|-----------|-------------------|--|
| 2/18/2022 | 8.4 | 360 | 530 | 711 | |
| 4/8/2022 | 8.85 | 340 | 490 | 710 | |
| 5/2/2022 | 8.8 | 330 | 490 | 719 | |
| 6/6/2022 | 8.59 | 290 | 440 | 635 | |
| 7/6/2022 | 8.75 | 260 | 390 | 568 | |
| 7/22/2022 | 8.92 | 270 | 400 | 577 | |
| 8/30/2022 | 7.82 | 240 | 360 | 526 | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Acceptable pH for St. Augustine turf is 6.5-8.4

Acceptable TDS for St. Augustine turf is less than 450 ppm.

EP2

| Date | pH | Salinity (ppm) | TDS (ppm) | Conductivity (uS) | |
|-----------|------|----------------|-----------|-------------------|--|
| 2/18/2022 | 7.69 | 90 | 140 | 204 | |
| 4/8/2022 | 8.2 | 190 | 210 | 413 | |
| 5/2/2022 | 8.14 | 100 | 160 | 228 | |
| 6/6/2022 | 8.83 | 120 | 170 | 254 | |
| 7/6/2022 | 8.54 | 110 | 170 | 258 | |
| 7/22/2022 | 8.33 | 110 | 160 | 234 | |
| 8/30/2022 | 7.59 | 110 | 170 | 251 | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Tab 4

Accomplishments

9/5/22 (CDD) Check site, removed hit deer PPP, checked playgrounds, checked bike trail, picked up roadway trash (2.5hrs)

9/5/22 (HOLIDAY) (8.0hrs)

9/6/22 (HOA) Checked CC cleaned up parking lot trash, checked RP, picked up trash, checked gate (1.0hrs)

9/6/22 (CDD) Checked site, checked fountain, checked bike trail & blow off, checked playgrounds, empty trash, cleaned up eroded stone @ soccer field stone walkway, cleaned up eroded dirt at dog park, empty & fill dogipot stations checked lawn maintenance, picked up roadway trash, pressure washing Jasmine Abbey vinyl wall (7.5hrs)

9/7/22 (CDD) Checked site, checked playgrounds, checked bike trail, checked lawn maintenance, picked up roadway trash, finished pressure washing Jasmine Abbey vinyl wall, pressure washing fountain (5.25hrs)

9/7/22 (HOA) Checked CC, picked up parking lot trash, checked RP, picked up trash, met w/ electricians, blow off pool deck (3.0hrs)

9/8/22 (CDD) Checked site, checked fountain, checked playgrounds, checked bike trail & blow off, checked lawn maintenance, picked up roadway trash, blow off GPP gazebo area(5.0hrs)

9/8/22 (HOA) Checked RP, Checked club area & parking lots (1.0hrs)

9/8/22 (ETO) Rain (2.0hrs)

9/9/22 (CDD) Checked site, checked fountain, checked bike trail, empty trash & blow off, checked playgrounds, empty trash, check for fire ants, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash (3.75hrs)

9/9/22 (HOA) Checked Rose Point, picked up trash (1.0hrs)

Ballenger Irrigation

9/5/22 - 0

9/6/22 - 0

9/7/22 - 0

9/8/22 - 1

9/9/22 - 1

Brightview Land.

9/5/22 - 0 mowing

9/6/22 - 6 mowing

9/7/22 - 7 mowing

9/8/22 - 6 mowing

9/9/22 - 6 mowing & detail



Rizzetta & Company

Maintenance Weekly Report

9/12/2022 –9/16/2022

Accomplishments

9/12/22 (CDD) Check site, checked fountain, led lights out, checked playgrounds, empty trash, empty & fill dogipot stations, checked bike trail, empty trash & blow off, picked up roadway trash, attend CDD meeting (9.75hrs)

9/12/22 (HOA) Checked CC cleaned up parking lot trash, checked RP, picked up trash, checked gate, set up for cdd meeting, blew off pool deck (2.0hrs)

9/13/22 (CDD) Checked site, check fountain & drain excess water, checked bike trail, checked playgrounds, cleaned up eroded stone @ storybrook park stone walks & dog park, checked lawn maintenance, made material list for swings, tried to unbolt swing connectors again, repaired loose railing board on bridge, picked up roadway trash, checked outlying areas, met w/ Alston electric on repair work pricing, worked on report & debit card, looked up swing materials (7.0hrs)

9/13/22 (HOA) Checked RP pedestrian gate, checked common areas & pick up trash, Check CC & pick up trash (1.0hrs)

9/14/22 (CDD) Checked site, serviced John Deere, checked fountain, checked bike trail, checked playgrounds, empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, started pressure washing Jasmine Abbey Pergola, swing look up parts (7.5hrs)

9/14/22 (HOA) Checked RP, Checked CC parking lots (1.0hrs)

9/15/22 (CDD) Checked site, checked playgrounds, checked bike trail, checked lawn maintenance, picked up roadway trash, finished washing Jasmine Abbey Pergola, started cleaning privacy wall cap & column caps (6.25hrs)

9/15/22 (HOA) Checked RP, Checked club area & parking lots (1.0hrs)

9/16/22 (CDD) Checked site, checked fountain, checked bike trail, empty trash & blow off, checked playgrounds, empty trash, check for fire ants, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash (3.5hrs)

9/16/22 (HOA) Checked Rose Point, picked up trash, checked CC & parking lots (1.0hrs)

Ballenger Irrigation

9/12/22 - 1
9/13/22 - 0
9/14/22 - 0
9/15/22 - 0
9/16/22 - 1

Brightview Land.

9/12/22 - 6 mowing
9/13/22 - 6 mowing & detail
9/14/22 - 7 mowing, 4 fertilizing
9/15/22 - 6 mowing
9/16/22 - 7 mowing



Rizzetta & Company

Maintenance Weekly Report

9/19/2022 –9/23/2022

Accomplishments

9/19/22 (CDD) Check site, checked fountain, reported fountain soaped, checked playgrounds, empty trash, kill wasp nest & oil swing chains @ Connerton Cove playground, empty & fill dogipot stations, checked bike trail, empty trash & blow off, picked up roadway trash, went to Lowes for supplies, installed 4 swings @ GPP playground, ordered new swings for Connerton Cove playground (8.0hrs)

9/19/22 (HOA) Checked CC cleaned up parking lot trash, checked RP, picked up trash, checked gate (1.0hrs),

9/20/22 (CDD) Checked site, checked fountain, worked on eliminating soap bubbles, checked bike trail, checked playgrounds, checked for fire ants, checked lawn maintenance, picked up roadway trash, install 2 new kiddie swings @ GPP playground, started staining/sealing Jasmine Abbey Pergola (6.0hrs)

9/20/22 (HOA) Checked RP pedestrian gate, checked common areas & pick up trash, Check CC & pick up trash, set up meeting room (2.0hrs)

9/21/22 (CDD) Checked site, checked fountain, checked bike trail, checked playgrounds, empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, picked up fuel, staining/sealing Jasmine Abbey Pergola (7.5hrs)

9/21/22 (HOA) Checked RP, Checked CC parking lots (1.0hrs)

9/22/22 (CDD) Checked site, checked playgrounds, checked bike trail, checked lawn maintenance, picked up roadway trash, worked on cleaning privacy wall cap PPP, went to Rizzetta office for employee evaluation (7.0hrs)

9/22/22 (HOA) Checked RP, Checked club area & parking lots (1.0hrs)

9/23/22 (CDD) Checked site, checked fountain, checked bike trail, empty trash & blow off, checked playgrounds, empty trash, check for fire ants, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, blow off dog park, blow out pedestrian tunnel (4.5hrs)

9/23/22 (HOA) Checked Rose Point, picked up trash, checked CC & parking lots (1.0hrs)

9/23/22 (ETO) (1.0hrs)

Ballenger Irrigation

9/19/22 - 0

9/20/22 - 1

9/21/22 - 0

9/22/22 - 1

9/23/22 - 1

Brightview Land.

9/19/22 - 6 mowing

9/20/22 - 6 mowing & detail

9/21/22 - 6 mowing & detail

9/22/22 - 6 mowing

9/23/22 - 6 mowing



Rizzetta & Company

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 7, 2022, at 4:00pm
- **Next Election (Seats):** Term 11/18 – 11/22 (Seat 3-Chris) Unopposed; Term 11/18-11/22 (Seat 4-John) Opposed; Term 11/18-11/22 (Seat 5-Daniel) Unopposed

District Manager's Report

October 3

2022

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FINANCIAL SUMMARY

7/31/2022

General Fund Cash &
Investment Balance:

\$466,114

Reserve Fund Cash &
Investment Balance:

\$708,462

Debt Service Fund
Investment Balance:

\$1,024,124

**Total Cash and Investment
Balances:**

\$2,190,009

**General Fund Expense
Variance: \$9,004**

**Under
Budget**



Supervisor Request Updates

Budget- The General Fund is under budget by \$9,004. The District is overall under budget for the fiscal year. We haven't received the financials for August.

Supervisor Requests –

- Egis Insurance-We paid the Connerton West EGIS Insurance, and the District will continue to be insured for October 1, 2022.
- Accounting-I sent an email from the Vice President regarding the Accounting program for the District. I will discuss this at the meeting.
- Off-Deputy Invoices-I provide the last five Off-Deputy invoices for the District.
- Connerton West Pavers Quote-I will provide an update for the Board at the meeting.
- Towing Policy Agreement-Counsel is working on a towing agreement with Crockett's Towing agreement. I will provide an update at the meeting.
- Security Consultant- Chuck Bellissimo with HPI Security is still working on the security report for the District. Chuck needs a revised map regarding District Property. I'm working with the team on the map to ensure everything is clear for Chuck's report.
- Pressure Washing-The Pressure Washing vendor will start the project in October, and Craig is working on a schedule. I will provide the schedule to the HOA so they can inform the District.
- Painting of the Entrance Signs-The team will provide an update at the meeting.
- Vacant CDD Seat-The HOA is going to send an email blast to the District regarding the vacant seat.
- Christmas Decorations-Chris, Giella, and I had a conference call regarding the revised Christmas decorations. We will discuss more at the meeting.
- Residents' Complaints-We had a resident voice their concerns about the conservation overgrowth on their property.

Tab 6

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 12, 2022 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 | Board Supervisor, Chairman |
| Chris Kawalec | Board Supervisor, Vice-Chairman |
| John Ngerem | Board Supervisor, Assistant Secretary |
| Tyson Krutsinger | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|------------------|--|
| Daryl Adams | District Manager, Rizzetta & Company |
| Jason Liggett | Landscape Inspection Specialist, Rizzetta |
| Meredith Hammock | District Counsel, KE Law Group |
| Greg Woodcock | District Engineer, Cardno |
| Gail Huff | Ballenger Irrigation |
| Jason Marks | AWC (via conference call) |
| Stan Zuercher | Maintenance Manager |
| Matthew Minnitte | Brightview |

| | |
|----------|----------------|
| Audience | Present |
|----------|----------------|

FIRST ORDER OF BUSINESS

Call to Order

Mr. Daryl Adams opened the regular CDD Meeting in person at 4:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

During audience comments, the Board heard concerns about the following: building a new dog park, the entrance signs, the nebula lighting and stormwater malfunctions.

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THIRD ORDER OF BUSINESS

Discussion of Painting Done on Front Entrance Signs

The Board held a discussion regarding the painting that was done on the front entrance signs.

The Board requested that Mr. Adams review the current vendors credentials and asked that he obtain other proposals in the event the first vendor doesn't work out.

The Board made a motion to move forward with Patriot Amenity Services Group, LLC and allow them to finish painting the signs if they are fully insured and in compliance. If they are not, then the Board gives consent to the Chair or Vice Chair to choose another vendor outside of the meeting.

FOURTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Mrs. Hammock gave her update on easement agreements.

A resident asked the Board if they will allow District Engineer to go on site to verify the appropriate measurements of their fence on their easement. The Board agreed that they do not want to pay District Engineer to verify this and agree that it is the resident's responsibility.

B. District Engineer Report

The Board reviewed the District Engineer report from Mr. Woodcock.

Mr. Woodcock gave updates on the transfer of 208 & 209 irrigation and landscaping letting the Board know that all the punch list items are now complete.

On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors agreed to move forward with the turnover of 208 & 209 in substantial form, effective October 1, 2022, for the Connerton West Community Development District.

The Board asked Mr. Adams to obtain a proposal to remediate erosion of handrail support walk adjacent to the sidewalk on west side of Westerland Drive, north of Winsome Way.

There was a brief discussion regarding the trail project. The Board does not want to move forward with this project until the developer provides a contribution plan for the project.

The Board reviewed the conservation planting proposal and agreed to table it until Spring 2023.

94 **C. Landscape Inspection Report**

95 Mr. Liggett presented his report to the Board.

96
97 The Board asked Mr. Liggett to reach out to Brightview and get a proposal for weed
98 treatments.

99
100 The Board also requested that Mr. Liggett obtain a proposal for an arborist to
101 inspect the damaged trees.

102
103 The Board requested that an audit on tree and plant materials be done. Mr. Liggett
104 indicated that he would add this audit in his report for the next meeting.

105
106 Mr. Kawalec asked Mr. Liggett to get a proposal to clear the wax myrtles.

107
108 Mr. Kawalec asked Brightview to make sure they are responding to Mr. Liggett's
109 Landscape Services Report and asked that they follow the contract regarding fire
110 ants.

111
112 The Board asked Brightview to be more detailed with their proposals and include
113 pictures as well as an area map.

114
115 **D. Irrigation Report**

116 Ms. Huff presented the irrigation report to the Board. There were no questions or
117 comments.

118
119 Ms. Huff informed the Board that she is still waiting on the EP1 Proposal, and she
120 will provide it once she receives it.

121
122 **E. Aquatics Report**

123 Mr. Marks was present and reviewed the aquatics report with the Board.

124
125 The Board asked Mr. Marks to provide a proposal for stone removal from the ponds
126 at the next meeting.

127
128 Mr. Marks informed the Board that the aquatic plants will be replanted. The Board
129 asked that these plants be included on the CDD map.

130
131 **F. Property Maintenance Report**

132 Mr. Zuercher presented his report to the Board.

133
134 The Board held a brief discussion regarding the stainless-steel chairs in the park.
135 Mr. Zuercher will work on these.

136
137 The Board asked Mr. Woodcock to get a proposal for mulch in all the parks
138 except Garden Party Park.

139
140 The Board gave Mr. Zuercher permission to purchase a ladder.
141

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
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The Board would like Westbay to remove their equipment from CDD property. If they do not remove their equipment in a timely manner, the Board would like Ms. Hammock to draft a license agreement. Westbay will be responsible for the fees to draft said agreement.

E. 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 October 3, 2022, at 4:00 p.m. at the Club Connerton, 21100 Fountain Garden Way, Land O Lakes, FL 34638.

The Board would like Mr. Adams to reach out to the HOA and have them post a notice for the open seat.

The Board asked Mr. Adams to reach out to Harris from Romaner Graphics to see if he will honor his current contract for the sanding on Connerton Blvd if they wait until January or February 2023. They would also like Harris' opinion on sealing the roads.

FIFTH ORDER OF BUSINESS

**Consideration of Curb and Gutter
Pressure Washing Proposals**

Mr. Adams presented three proposals to the Board for Curb and Gutter Pressure Washing. After review and discussion, they decided to accept the proposal from Down and Dirty Pressure Washing in the amount of \$13,920, with the work beginning on October 1, 2022. Ms. Hammock will draft an agreement in CDD format.

On a motion from Mr. Ngerem, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors approved Down and Dirty's Proposal for Curb and Gutter Pressure Washing in the amount of \$13, 920 for the Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Second Addendum
to the Professional Amenity Services
Contract**

On a motion from Mr. Novak, seconded by Mr. Krutsinger, with all in favor, the Board of Supervisors approved for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of First Addendum to
the Campus Suite Website Agreement**

On a motion from Mr. Novak, seconded by Mr. Krutsinger, with all in favor, the Board of Supervisors approved the First Addendum to the Campus Suite Website Agreement for the Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Brightview Proposal
to Install Bahia Sod**

After a brief discussion, the Board agreed to table this item.

NINTH ORDER OF BUSINESS

**Consideration of Holiday Light
Decorations Proposal from Giella
Designs**

The Board discussed and reviewed a proposal from Giella Designs for holiday light decorations. The turnaround time for installation is 48 hours. The Board agreed to accept this proposal not to exceed \$10,000 and would like Mr. Kawalec to be the liaison for this project.

On a motion from Mr. Novak, seconded by Mr. Krutsinger, opposed by Mr. Novak, the Board of Supervisors approved the Giella Designs Proposal for Holiday Light Decorations not to exceed \$10,000 for the Connerton West Community Development District.

TENTH ORDER OF BUSINESS

**Discussion of Missing Fence in Willow
Vista**

The Board discussed the missing fence and asked for a proposal to replace it.

ELEVENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
August 1, 2022**

Mr. Adams presented the minutes of the Board of Supervisors' meeting held on August 1, 2022.

On a motion from Mr. Novak, seconded by Mr. Krutsinger, with all in favor, the Board approved the Minutes of the Boards' Supervisor meeting held on August 1, 2022, as presented, for the Connerton West Community Development District.

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TWELFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for July
2022**

The Board was presented with the Operation & Maintenance Expenditures for July 2022 in the amount of \$113,672.43. The Board would like Mr. Adams to review the reclaimed water bill and the deputy invoices.

On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board ratified the Operation & Maintenance Expenditures for July 2022 for \$113,672.43 for the Connerton West Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, the Board asked to have a discussion on communication at the next meeting.

Mr. Kawalec asked for a proposal to light up the mailboxes. Mr. Adams will reach out to Brandon Electric and get a proposal.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Ngerem, seconded by Mr. Krutsinger, the Board approved to adjourn the meeting at 8:01 p.m. for the Connerton West Community Development District.

Assistant Secretary

Chairman / Vice-Chairman