

**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 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.

**COPPERSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Copperstone Community Development District was held on **Thursday, June 25, 2015 at 5:03 p.m.** at the Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue East, Parrish, FL 34219.

Present and constituting a quorum:

|              |  |
|--------------|--|
| Bob Sipple   | <b>Board Supervisor, Chairman</b>            |
| Bob Gibbons  | <b>Board Supervisor, Vice Chairman</b>       |
| John Woodman | <b>Board Supervisor, Assistant Secretary</b> |
| Amy Tran     | <b>Board Supervisor, Assistant Secretary</b> |
| Dan Kiran    | <b>Board Supervisor, Assistant Secretary</b> |

Also present were:

|                |   |
|----------------|---|
| Joseph Roethke | <b>District Manager, Rizzetta &amp; Company, Inc.</b>           |
| Bill Rizzetta  | <b>President, Rizzetta &amp; Company, Inc.</b>                  |
| Pete Williams  | <b>Vice President, Rizzetta &amp; Company, Inc.</b>             |
| Joe Kennedy    | <b>Director of CDD Accounting, Rizzetta &amp; Company, Inc.</b> |
| John Vericker  | <b>District Counsel, Straley &amp; Robin</b>                    |
| Denise Greer   | <b>District Engineer; King Engineering, Inc.</b>                |

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Roethke called the meeting to order and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

**An Audience Member asked about a letter sent to a resident.**

**Several Audience Members commented about the midge fly issues.**

**THIRD ORDER OF BUSINESS**

**District Staff Report**

Mr. Roethke gave a brief update on the upcoming budget discussion and the procedures for the public hearing for the benefit of the audience members in attendance. Mr. Roethke also discussed the differences between the CDD and the HOA and detailed which items will be included in the CDD's budget and which will not be.

Mr. Roethke informed the Board that Ryland is willing to allow the CDD to keep approximately \$19,000.00 of funds due back to the developer, with the stipulation that the funds are added to the capital reserve account.

**FOURTH ORDER OF BUSINESS**

**Public Hearing of Fiscal Year 2015-2016 Budget**

On a Motion by Mr. Gibbons, seconded by Mr. Woodman, with all in favor, the Board opened the Public Hearing for Copperstone Community Development District.

Audience members made comments to the Board regarding various items in the budget, as well as, other maintenance issues and other general comments.

On a Motion by Mr. Sipple, seconded by Mr. Kiran, with all in favor, the Board closed the Public Hearing for Copperstone Community Development District.

Mr. Roethke presented and reviewed the Fiscal Year 2015/16 budget with the board and discussion ensued regarding several of the items within the budget. The Board entertained making changes to the budget, but the decision was made to leave it as presented.

**i. Consideration of Resolution 2015-05,  
Adopting Final Budget**

Mr. Roethke presented Resolution 2015-05 to the board, which will adopt the final budget for Fiscal Year 2015/2016.

On a Motion by Mr. Sipple, seconded by Mr. Gibbons, with four in favor and Ms. Tran opposed, the Board adopted Resolution 2015-05 for Copperstone Community Development District.

**ii. Consideration of Resolution 2015-06, Imposing Special Assessments**

Mr. Roethke presented Resolution 2015-06 to the board, which will approve the assessments to be levied as per the approved final budget for Fiscal Year 2015/2016.

On a Motion by Mr. Gibbons, seconded by Mr. Sipple, with all in favor, the Board adopted Resolution 2015-06 for Copperstone Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Special Meeting held on May 28, 2015**

On a Motion by Mr. Woodman, seconded by Mr. Kiran, with all in favor, the Board approved the Minutes of the Board of Supervisors' Special Meeting held on June 25, 2015 for the Copperstone Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for May 2015**

On a Motion by Mr. Sipple, seconded by Mr. Gibbons, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2015 (\$15,285.20) for the Copperstone Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Review of CDD Financials**

Mr. Kennedy reviewed the most recent financial statement with the board and entertained various questions from the Board supervisors.

**NINTH ORDER OF BUSINESS**

**Presentation of Monthly Pond Inspection Report**

Mr. Roethke presented the monthly pond report to the Board. A discussion ensued but no formal Board action was taken.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposal for Additional Pond Maintenance**

Mr. Roethke presented a proposal to the Board from Lake Masters for pond maintenance on the one pond in the new phase that was recently completed.

On a Motion by Mr. Sipple, seconded by Mr. Kiran, with all in favor, the Board approved the proposal from Lake Masters for the addition of one pond to their maintenance contract at a cost of \$195.00 per month.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Fish Stocking**

Mr. Roethke presented a proposal from Lake Masters for fish stocking in the retention ponds. A discussion ensued regarding the details of this proposal.

On a Motion by Mr. Kiran, seconded by Mr. Gibbons, with all in favor, the Board approved the proposal from Lake Masters for fish stocking 58,200 gambusia fish at a cost of (\$4,100) for the Copperstone Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Proposals for Aerator Installation**

Mr. Roethke presented several proposals for aerator installation. The total prices for adding aeration to all CDD ponds ranges from \$70,000.00 to \$81,000.00 depending on the options selected. A discussion ensued regarding the details of each proposal.

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board approved the proposal from Aquagenix at a not-to-exceed amount of (\$16,000) for aerator and electrical installation on pond 11 for the Copperstone Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Proposals for Erosion Repair**

Mr. Roethke presented several proposals for erosion repair at the Buffalo Creek bank.

On a Motion by Mr. Sipple, seconded by Ms. Tran, with all in favor, the Board approved the proposal from Site Masters for erosion repairs at a cost of (\$750.00) for the Copperstone Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Special Warranty Deed  
for Phases 2B and 2C**

Mr. Roethke presented a Special Warranty Deed for Phases 2B and 2C, which was recently completed by the developer.

On a Motion by Mr. Kiran, seconded by Mr. Woodman, with all in favor, the Board approved the special warranty deed for Phases 2B and 2C for the Copperstone Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Presentation of Reserve Study**

Mr. Roethke presented the Reserve Study to the Board. A discussion ensued regarding the details of the Reserve Study. The Board tabled this and will review the Reserve Study at the next meeting.

Ms. Tran requested that the District Manager obtain proposals for pond, fountain and aerator maintenance to be placed all in one contract.

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board approved obtaining proposals for pond, fountain, and aerator maintenance to be placed all in one contract for the Copperstone Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No Report.
  
- B. District Engineer  
Ms. Greer discussed the original engineer's report from 2007 and informed the Board that a letter sent from a resident had misquoted the report.

The Engineer's report does not dictate assessment levels; these are provided in the Assessment Methodology Report.

- C. District Manager  
Mr. Roethke stated that the next Board of Supervisors' regular meeting would be held on Thursday, July 23, 2015 at 9:00 a.m. at the Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue East, Parrish, FL 34219.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Tran asked about re-allocating line items on the budget.

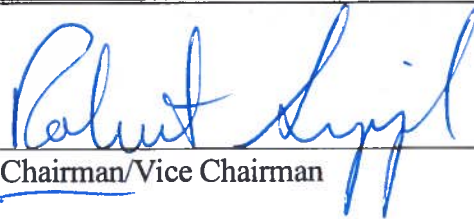
Mr. Gibbons asked for a follow up on the maintenance map. Ms. Greer will provide an all in one maintenance and ownership map to the Board.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Kiran, seconded by Mr. Sipple, with all in favor, the Board of Supervisors adjourned the meeting at 7:27 p.m. for Copperstone Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman