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**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 regular meeting of the Board of Supervisors of the Copperstone Community Development District was held on **Thursday, August 25, 2016 at 9:00 a.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>
Amy Tran	<b>Board Supervisor, Vice Chair</b>
Gerard Litrenta	<b>Board Supervisor, Assistant Secretary</b> ( <i>via phone</i> )
Ryan Stulman	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Denise Greer	<b>District Engineer, King Engineering, Inc.</b> ( <i>via phone</i> )
Shannon Nasekos	<b>District Coordinator, Rizzetta &amp; Company, Inc.</b>
Josh McGarry	<b>Aquatic Systems</b>
Robbie Cox	<b>MBS Capital Markets</b>
Ed Bulleit	<b>MBS Capital Markets</b>
Pam Holton-Byrd	<b>Director of Public Finance, Stifel</b> ( <i>via phone</i> )
Bre Beirl	<b>Financial Analyst, Rizzetta &amp; Company, Inc.</b>
Scott Brizendine	<b>Associate Director of Financial Services, Rizzetta &amp; Co.</b>
Chamma Skipper	<b>Resource Property Management, Copperstone</b>
	<b>HOA Manager</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**

A resident asked a question about roads within the community and distributed an independent inspection report of the quality of the roads.

A resident asked a question about drainage issues.

**THIRD ORDER OF BUSINESS**

**Administer Oath of Office to New Board Supervisor**

Mr. Roethke administered the oath to Mr. Stulman and Mr. Stulman replied in the affirmative. Mr. Roethke informed Mr. Stulman that as a Board Supervisor he is entitled to compensation of \$200.00 per meeting, up to an annual maximum of \$4,800 per year. Mr. Stulman accepted compensation.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-04, Re-Designating Officers**

Mr. Roethke presented Resolution 2016-04 to the Board, which will re-designate the officers of the District. The Board appointed the designations as following: Bob Sipple as Chairman, Amy Tran as Vice Chairman with the remaining Board Members as Assistant Secretaries.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on July 28, 2016**

On a Motion by Ms. Tran, seconded by Mr. Sipple, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular meeting held on July 28, 2016 for the Copperstone Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for July 2016**

On a Motion by Mr. Sipple, seconded by Ms. Tran, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2016 (\$14,752.43) for the Copperstone Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Engagement Letter for Bond Refinancing**

Mr. Roethke presented several engagement letters for the Board to review. A discussion ensued and the vendors present at the meeting entertained various questions from the Board. The Board tabled this item until the next meeting, so that all vendors could attend in person.

*(Ms. Holton-Byrd, Mr. Bulleit, Mr. Cox, Ms. Parker and Mr. Brizendine left while the meeting was in progress at 9:14 a.m.)*

**EIGHTH ORDER OF BUSINESS**

**Presentation of Monthly Pond Inspection Report**

Mr. Roethke presented the monthly pond inspection report and Mr. McGarry reviewed the details with the Board. Mr. McGarry discussed cyanobacteria levels in the ponds.

*(Ms. Greer arrived while the meeting was in progress at 9:25 am)*

**NINTH ORDER OF BUSINESS**

**Consideration of Aquatic Planting Proposal for Pond #19**

Mr. Roethke presented an Aquatic Planting proposal for pond #19 to the Board.

On a Motion by Ms. Tran, seconded by Mr. Sipple, with all in favor, the Board approved the proposal from Aquatic Systems for aquatic plantings on pond #19 at a total cost of (\$1,130.00) for the Copperstone Community Development District.

*(Mr. McGarry left while the meeting was in progress at 9:30 am)*

**TENTH ORDER OF BUSINESS**

**Consideration of Proposals for Bridge Repairs**

Mr. Roethke presented proposals for bridge repairs to the Board. A discussion ensued and Mr. Roethke reviewed the details of each of these proposals. The Board tabled these until the next meeting.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-08, Re-designating Secretary of the District**

Mr. Roethke presented Resolution 2016-08 to the Board, which re-designate Eric Dailey as Secretary to the District.

On a Motion by Ms. Tran, seconded by Mr. Sipple, with all in favor, the Board adopted resolution 2016-08 for the Copperstone Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-09, Re-designating Assistant Treasurer of the District**

Mr. Roethke presented Resolution 2016-09 to the Board, which re-designates Shawn Wildermuth as Assistant Treasurer to the District.

On a Motion by Mr. Sipple, seconded by Ms. Tran, with all in favor, the Board of Supervisors adopted Resolution 2016-09 for the Copperstone Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-10, Re-designating Treasurer of the District**

Mr. Roethke presented Resolution 2016-10 to the Board, which re-designates Joe Kennedy as Treasurer to the District.

On a Motion by Mr. Sipple, seconded by Ms. Tran, with all in favor, the Board of Supervisors adopted Resolution 2016-10 for the Copperstone Community Development District.
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**FOURTEENTH ORDER OF BUSINESS**

**Discussion Regarding Townhome HOA Parking Areas**

Mr. Roethke presented the previously approved Quit-Claim Deed which will transfer ownership of two parking lot areas from the CDD to the Copperstone Townhome HOA.

Mr. Skipper requested to have the shrubbery around the parking areas included in the legal descriptions in this deed. Ms. Greer will stake the area on-site and make any adjustments if necessary.

Mr. Roethke will also work on proposals to patch, seal, and re-stripe these parking areas.

**FIFTEENTH ORDER OF BUSINESS**

**Discussion Regarding Landscape Maintenance**

Mr. Roethke presented the current cost-sharing agreement between the CDD and Copperstone HOA for landscape maintenance. A discussion ensued and the Board would like to take a look at updating the agreement to more accurately reflect the percentage ownerships between the CDD and the HOA for the landscape and irrigation contract.

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**  
Not present.

**B. District Engineer**  
Ms. Greer discussed a drainage issue near 11237 77<sup>th</sup> Street East. There is standing water on a residential lot that borders a CDD common area.

Ms. Greer provided a recommendation to re-grade the swale and Mr. Roethke will work on proposals to ensure this is completed ASAP.

**C. District Manager**

Mr. Roethke stated that the next Board of Supervisors' Regular Meeting will be held on Thursday, September 22, 2016 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**

There were no Supervisor requests.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Tran, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors adjourned the meeting at 10:25 a.m. for Copperstone Community Development District.

  
Secretary/ Assistant Secretary

  
Chairman/Vice Chairman