

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, September 22, 2016 at 9:00 a.m.** at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219.

Present and constituting a quorum:

Bob Sipple	Board Supervisor, Chairman
Amy Tran	Board Supervisor, Vice Chair
Gerard Litrenta	Board Supervisor, Assistant Secretary
Dan Kiran	Board Supervisor, Assistant Secretary
Ryan Stulman	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin <i>(via phone)</i>
Denise Greer	District Engineer, King Engineering, Inc. <i>(via phone)</i>
Shannon Nasekos	District Coordinator, Rizzetta & Company, Inc.
Josh McGarry	Aquatic Systems
Robbie Cox	MBS Capital Markets
Ed Bulleit	MBS Capital Markets
Pam Holton-Byrd	Director of Public Finance, Stifel
Bre Beirl	Financial Analyst, Rizzetta & Company, Inc.
Scott Brizendine	Associate Director of Financial Services, Rizzetta & Co.

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

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on August 25, 2016**

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular meeting held on August 25, 2016 for the Copperstone Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2016 (\$42,261.23) for the Copperstone Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Engagement Letter for
Bond Refinancing**

Mr. Roethke presented engagement letters from several investment banking companies to the Board. MBS Capital Markets and Stifel gave presentations to the Board, and they each entertained various questions from the Board.

On a Motion by Mr. Sipple, seconded by Mr. Kiran, with all in favor, the Board approved the engagement letter for bond refinancing from MBS Capital Markets for the Copperstone Community Development District.

Mr. Cox and Mr. Bulleit informed the Board that they will start working on the credit package and will bring any updates to the next meeting.

*(Ms. Holton-Byrd, Mr. Bulleit, Mr. Cox, Ms. Parker and Mr. Brizendine
left while the meeting was in progress at 9:48 a.m.)*

SIXTH ORDER OF BUSINESS

**Presentation of Monthly Pond Inspection
Report**

Mr. Roethke presented the monthly pond inspection report and reviewed the details with the Board. Mr. McGarry discussed any pond maintenance issues with the Board, specifically touching on algae issues on ponds 14 and 19.

Mr. McGarry reviewed options for treating midge flies, including introducing dragon flies to the area.

(Mr. McGarry left while the meeting was in progress at 9:58 a.m.)

SEVENTH ORDER OF BUSINESS

Discussion Regarding Landscape Maintenance

Mr. Roethke presented the original cost-sharing agreement for landscape maintenance between the CDD and HOA.

Mr. Roethke also distributed new proposals for only the CDD portion of the landscape maintenance, which will only need to be considered if the HOA is interested in terminating the current cost-share agreement. The Board took no action, and Ms. Greer informed the Board she will have updated percentages for the revised cost-share agreement by the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Contract for District Management Services

Mr. Roethke presented the contract for District Management Services to the Board.

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board approved the contract from Rizzetta & Company for District Management Services for the Copperstone Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Bridge Repairs

Mr. Roethke presented several proposals for bridge repairs to the Board.

Mr. Roethke informed the Board that an independent structural engineer from Stirling & Wilbur Engineering Group will be looking at the bridge in order to provide a proposal for inspection. This will be reviewed at the next meeting.

TENTH ORDER OF BUSINESS

Consideration of Proposals to Patch, Seal and Re-stripe Townhome HOA Parking Areas

Mr. Roethke presented a proposal to patch, seal and re-stripe the Townhome HOA parking Areas to the Board

The Board requested funds from the Developer to cover the costs for these repairs. Mr. Sipple will work internally for a response on this issue.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposals for CDD
Insurance**

Mr. Roethke presented several proposals for CDD Insurance to the Board.

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board approved the proposal from Egis for CDD insurance at a total cost of (\$9,048) for the Copperstone Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker discussed Public Records requests with the Board.

B. District Engineer

Ms. Greer discussed tree removals that the county had done along the canal.

Ms. Greer informed the Board that the staking for the townhome parking areas would be done next week.

Mr. Roethke presented a proposal for drainage repair work that was discussed at the last meeting.

On a Motion by Mr. Kiran, seconded by Ms. Tran, with all in favor, the Board of Supervisors approved a not-to-exceed amount of (\$7,420) for drainage swale repairs for Copperstone Community Development District.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' Regular Meeting will be held on Thursday, October 27, 2016 at 4:30 p.m. at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Litrenta asked about lift station fence repair.

Mr. Kiran asked about assessment re-allocations.

Ms. Tran asked if District Management can send a blast email after each meeting for the HOA to distribute to residents.

Mr. Sipple is planning on resigning in the future and asked the Board to consider appointing a replacement in the coming months.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Tran, seconded by Mr. Sipple, with all in favor, the Board of Supervisors adjourned the meeting at 10:29 a.m. for Copperstone Community Development District.



Secretary/ Assistant Secretary



Chairman/ Vice Chairman