

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, November 17, 2016 at 4:30 p.m.** at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219.

Present and constituting a quorum:

Amy Tran	Board Supervisor, Vice Chair
Gerard Litrenta	Board Supervisor, Assistant Secretary
Dan Kiran	Board Supervisor, Assistant Secretary
Ryan Stulman	Board Supervisor, Assistant Secretary <i>(via phone)</i>

Also present were:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Denise Greer	District Engineer, King Engineering, Inc.

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 was no audience present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on September 22, 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 September 22, 2016 for the Copperstone Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for September
and October 2016**

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board ratified the Operation and Maintenance Expenditures for September 2016 (\$30,217.00) and for October 2016 (\$45,835.82) for the Copperstone Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of Monthly Pond Inspection
Report**

Mr. Roethke presented the monthly pond inspection report and reviewed the details with the Board. A discussion ensued regarding several pond maintenance issues.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Landscape
Maintenance**

Mr. Roethke presented a second amendment to the landscape cost-sharing agreement to the Board. This agreement will update the costs to 70% CDD and 30% HOA, as per the District Engineer's updated percentage breakdown of all property. Ms. Greer will update these percentages again based on additional Right-of-Way landscaped areas to be included.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Re-
Grading Swale**

Mr. Roethke presented several proposals to the Board for re-grading the swale.

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board approved the proposal from Finn Outdoor for drainage swale repairs at a cost of (\$7,400) for the Copperstone Community Development District.

EIGHTH ORDER OF BUSINESS

**Presentation of Resumes for Upcoming
Vacant Board Supervisor Seat**

Mr. Roethke presented several resumes for the upcoming vacant Board Supervisor seat. The Board discussed each resume from the residents. These will be revisited at the next meeting after a resignation letter from Bob Sipple is presented.

NINTH ORDER OF BUSINESS

**Consideration of Proposal for Bridge
Inspection for Repairs**

Mr. Roethke presented a proposal to the Board for a structural bridge inspection.

On a Motion by Ms. Tran, seconded by Mr. Litrenta, with all in favor, the Board approved the proposal from Stirling & Wilbur for bridge inspection services at a cost of (\$6,500) for the Copperstone Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposals for Aerator
Installation**

Mr. Roethke presented several proposals for aerator installation to the Board.

On a Motion by Mr. Kiran, seconded by Ms. Tran, with all in favor, the Board approved the proposal from Vertex for aerator installation on pond #9 at a total cost of (\$3,403.11) for the Copperstone Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposals for the
Electrical Installation for Aerator**

Mr. Roethke presented several proposals to the Board for electrical installation for aerator. The Board did not approve any of these proposals at this time.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01, Re-
designating Treasurer of the District**

Mr. Roethke presented Resolution 2017-01 to the Board, which will re-designate Bill Rizzetta as the Treasurer of the District.

On a Motion by Mr. Kiran, seconded by Ms. Tran, with all in favor, the Board adopted Resolution 2017-01 for the Copperstone Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Presentation of Assessment Re-
Allocations**

Mr. Roethke presented the assessment re-allocations to the Board. A discussion ensued. The Board will revisit this topic during the next budget cycle.

FOURTEENTH ORDER OF BUSINESS

**Consideration Regarding Reserve Fund
Transfer**

Mr. Roethke informed the Board that the District was under budget by \$67,460.00 in the previous Fiscal Year, and some of these funds can be transferred to the capital reserve account.

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board approved the transfer of (\$50,000.00) to the capital reserve account for the Copperstone Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
Not present.

B. District Engineer
No report.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' Regular Meeting will be held on Thursday, December 22, 2016 at 4:30 p.m. at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219.

Mr. Roethke presented a flyer to the Board for an upcoming CDD 101 Workshop on December 7, 2016 at 6:30pm. All Board Supervisors are welcome to attend.

Mr. Roethke informed the Board that the underwriter is dealing with challenges on the upcoming bond refinancing, including working with the developer on deferred costs and dealing with changes in the municipal market rates. More information will be presented as it becomes available.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Litrenta asked about a CDD tract.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kiran, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors adjourned the meeting at 5:30 p.m. for Copperstone Community Development District.



Secretary/ Assistant Secretary



Chairman/ Vice Chairman