
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, December 22, 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, Chair
Dan Kiran	Board Supervisor, Vice Chair
Gerard Litrenta	Board Supervisor, Assistant Secretary
Ryan Stulman	Board Supervisor, Assistant Secretary
Barry Schlotzhauer	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
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

Administer Oath to Newly Elected Supervisors

Mr. Roethke administered the oath to Mr. Litrenta and Mr. Litrenta replied in the affirmative. Mr. Roethke informed Mr. Litrenta 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. Litrenta accepted compensation.

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 Board Supervisor
Resignation Letter**

Mr. Roethke presented a resignation letter from Bob Sipple to the Board.

On a Motion by Mr. Kiran, seconded by Ms. Tran, with all in favor, the Board accepted the resignation letter from Bob Sipple for the Copperstone Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resumes for Vacant
Board Supervisor Seat**

Mr. Roethke presented several resumes to the Board for their review. A discussion ensued.

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board appointed Barry Schlotzhauer to vacant seat # 3 for the Copperstone Community Development District.

SIXTH ORDER OF BUSINESS

**Administer Oath to Newly Appointed
Supervisor**

Mr. Roethke administered the oath to Mr. Schlotzhauer and Mr. Schlotzhauer replied in the affirmative. Mr. Roethke informed Mr. Schlotzhauer 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. Schlotzhauer accepted compensation.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-02, Re-
designating Officers**

Mr. Roethke presented Resolution 2017-02 to the Board, which will re-designate the officers of the District. The Board appointed the designations as following: Amy Tran as Chairman, Dan Kiran as Vice Chairman with the remaining Board Members, Joseph Roethke and Greg Cox as Assistant Secretaries.

On a Motion by Mr. Stulman, seconded by Ms. Tran, with all in favor, the Board adopted resolution 2017-02 for the Copperstone Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on November 17, 2016**

On a Motion by Ms. Tran, seconded by Mr. Litrenta, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular meeting held on November 17, 2016 for the Copperstone Community Development District.

NINTH ORDER OF BUSINESS

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

On a Motion by Mr. Kiran, seconded by Ms. Tran, with all in favor, the Board ratified the Operation and Maintenance Expenditures for November 2016 (\$12,655.79) for the Copperstone Community Development District.

TENTH 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 items, including pond water levels and midge fly treatments. Mr. Roethke will follow up with the HOA regarding the use of pumps for irrigation from the ponds.

ELEVENTH ORDER OF BUSINESS

**Consideration of Second Amendment to
Cost Share Landscape Agreement**

Mr. Roethke presented the Second Amendment to the Landscape Cost Share Agreement to the Board. This was deferred until the next meeting.

TWELFTH ORDER OF BUSINESS

Consideration of Aeration Proposal

Mr. Roethke presented an aeration proposal to the Board. This proposal covers aeration systems installed on ponds # 13 and # 14.

On a Motion by Mr. Kiran, seconded by Ms. Tran, with all in favor, the Board approved the proposal from Vertex for aerator installation at a total cost of (\$8,566.40 plus \$189.00 semi-annually for maintenance) for the Copperstone Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion Regarding Bond Refinancing

Mr. Roethke presented a memo from MBS Capital Markets regarding the status of the Bond Refinancing to the Board. Given the current municipal bond market rates, MBS is advising to wait until after January 1, 2017 to make any further substantive decisions regarding the timing and structure of the District's refunding. MBS will monitor developments over the next 30 to 45 days and will update the Board as necessary.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No report.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' Regular Meeting will be held on Thursday, January 26, 2017 at 4:30 p.m. at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219.

Mr. Roethke distributed a flyer to the Board for an upcoming CDD 101 Workshop that Rizzetta will be offering. This will take place on Thursday, January 19th at 6:30 p.m. All Board Supervisors are welcome to attend.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

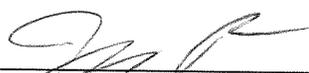
Ms. Tran discussed the status of the bridge inspection.

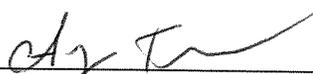
Mr. Kiran asked about the schedule for swale drainage repairs.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kiran, seconded by Ms. Tran, with all in favor, the Board of Supervisors adjourned the meeting at 5:11 p.m. for Copperstone Community Development District.


Secretary/ Assistant Secretary


Chairman/Vice Chairman

COPPERSTONE CDD

EXHIBIT TO 12-22-16 MINUTES:

Discussion of Bond Refunding



MBS CAPITAL MARKETS, LLC

MEMORANDUM

To: Board of Supervisors
Copperstone Community Development District

From: Robbie Cox, MBS Capital Markets, LLC
Edwin Bulleit, MBS Capital Markets, LLC

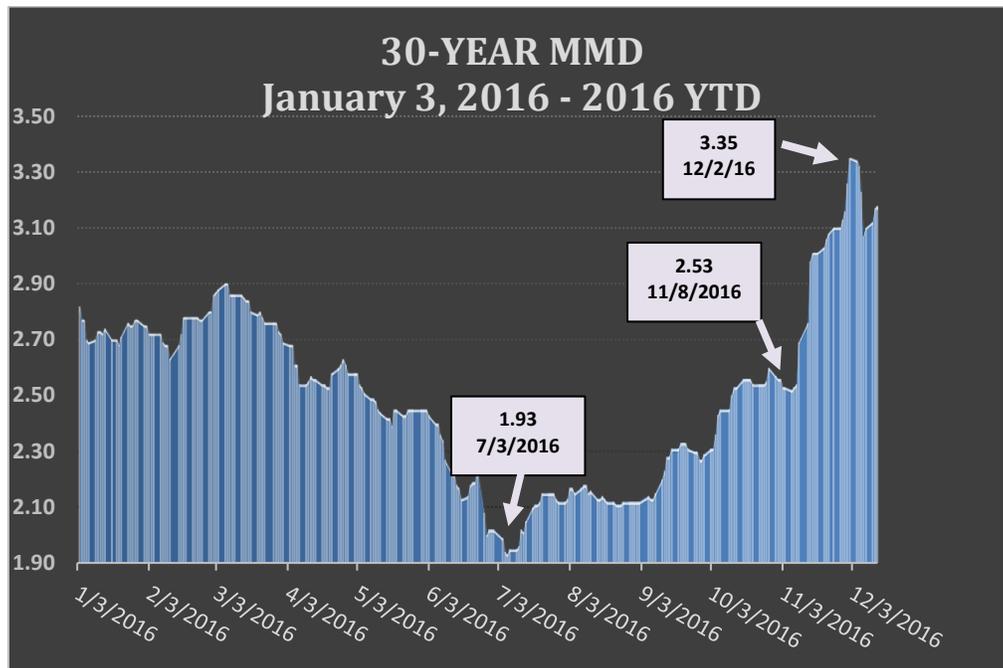
Re: **Update on Series 2007 Bond Refinancing Process**

Date: December 19, 2016

As you know, MBS Capital Markets (“MBS”) is currently engaged as the District’s underwriter for the potential refunding of the District’s Series 2007 Bonds. Over the past several weeks, MBS has undertaken a number of items related to the refunding, including the preparation of credit packages, as well as discussing the outstanding deferred cost obligation with staff and the developer. The purpose of this memorandum is to provide the Board with a brief update on the municipal bond market, particularly with regard to recent geopolitical events, and the resulting impact on interest rates and therefore the refunding process.

The ability of the District to realize economic savings as the result of the proposed refunding has been largely driven by prevailing rates in the municipal bond market, which were at historic lows throughout much of 2016. The 30-year municipal bond benchmark (MMD scale) hit an all-time low in early July, shortly after the British referendum on leaving the European Union (commonly known as “Brexit”), and then slowly returned to the general levels seen pre-Brexit. However, in the weeks following the U.S. presidential election on November 8, the 30-year MMD jumped more than 80 basis points, from 2.53 to 3.35¹. The calendar year 2016 MMD chart that follows demonstrates this volatility.

¹ The MMD scale reflects market rates for a “AAA” rated security; rates for investment grade rated community development district refunding bonds may range from approximately 150 to 200 basis points (1.5% to 2.0%) above the MMD scale for maturities in any given year.



Due to the combination of increased rates and current market volatility, it is unlikely that the District will be able to proceed with a refunding on favorable terms until the market stabilizes and investor appetite returns. Although the market has shown signs of leveling, investor appetite typically wanes during the holidays. Therefore, barring a significant market reversal, we would advise waiting until after the first of the year to make further substantive decisions regarding the timing and structure of the District's refunding.

MBS will monitor developments over the next 30 to 45 days, during which time we will continue to have dialogue with both institutional investors and our network of local banks regarding their short-term outlook. Historically, certain investors have aggressively pursued buying opportunities early in the new year, and we will be prepared to address that interest, should the trend continue.

Please feel free to contact us with any questions at 813-281-2700 or rcox@mbscapitalmarkets.com.