

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, March 23, 2017 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, Chairman <i>(via phone)</i>
Dan Kiran	Board Supervisor, Vice Chairman
Gerard Litrenta	Board Supervisor, Assistant Secretary
Ryan Stulman	Board Supervisor, Assistant Secretary <i>(via phone)</i>
Barry Schlotzhauer	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin <i>(via phone)</i>
Denise Greer	District Engineer, King Engineer, Inc. <i>(via phone)</i>
Brian Stirling	Stirling & Wilbur Engineering Group <i>(via phone)</i>

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox 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 February 23, 2017**

On a Motion by Mr. Kiran, seconded by Mr. Schlotzhauer, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular meeting held on February 23, 2017 for the Copperstone Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February 2017

On a Motion by Mr. Kiran, seconded by Mr. Schlotzhauer, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2017 (\$38,022.83) for the Copperstone Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Monthly Pond Inspection Report

Mr. Cox presented the monthly pond inspection report and reviewed the details with the Board. It was mentioned that the pond aerator in pond #11 is not working and that Vertex needs to fix it. It was confirmed that the first midge treatment has been done and that the fish will be stocked on March 31st.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Alum Jar Testing

Mr. Cox presented to the Board a proposal for alum jar testing for pond status assessment. A discussion ensued. A motion to approve the proposal was presented by Mr. Kiran, but there was no second so the motion failed. No further action was taken by the Board regarding the proposal.

SEVENTH ORDER OF BUSINESS

Ratification of Proposal for Midge Fly Treatment

Mr. Cox presented a proposal from Aquatic Systems for midge fly treatment that had been previously approved by the Chairman and requested ratification by the Board.

On a Motion by Mr. Kiran, seconded by Mr. Litrenta, the Board ratified the proposal from Aquatic Systems for midge fly treatment in the amount of (\$7,014) to be performed March 2017 for the Copperstone Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Proposal for Fish Stocking

Mr. Cox presented a proposal from Aquatic Systems for fish stocking that had been previously approved by the Chairman and requested ratification by the Board.

On a Motion by Mr. Kiran, seconded by Mr. Litrenta, the Board ratified the proposal from Aquatic Systems for fish stocking in the amount of (\$3,772) for the Copperstone Community Development District.

NINTH ORDER OF BUSINESS

**Presentation of Assessment Re-
Allocations**

Mr. Cox presented information to the Board that demonstrated the current level of Operation and Maintenance assessments property owners are currently paying and also the assessment levels that would exist if the assessments were equalized.

Ms. Tran discussed a draft letter and survey she had prepared for the purpose of gaining community opinion for equalizing assessments. Mr. Vericker recommended removing the survey question regarding HOA fees since the CDD had no role with determining HOA fee levels.

The Board discussed the issue of previous benefit analysis work conducted or not conducted regarding the O&M assessment methodology and Mr. Cox suggested that representatives of the Rizzetta Revenue Collection team come to a meeting to discuss the process. With regards to whether the survey should be presented to the residents before or after the consideration of the proposed budget, Mr. Cox indicated he would coordinate with Mr. Roethke upon his return to determine if there was sufficient time to perform the survey prior to the proposed budget meeting.

On a Motion by Mr. Kiran, seconded by Mr. Litrenta, the Board directed District Management to send out the survey cover letter and survey, without the HOA question included, for the Copperstone Community Development District.

TENTH ORDER OF BUSINESS

**Discussion Regarding Bridge Inspection
Report**

Mr. Cox presented the bridge inspection report to the Board. Denise Greer opened the discussion of a Request for Proposals (RFP) for the bridge repair work along with repair of the erosion around the bridge structure. Mr. Brian Stirling, author of the bridge inspection report, addressed questions from the Board and noted that the drawings he would need to produce for the RFP would cost approximately \$5,000.

Ms. Tran addressed the possibility of submitting an insurance claim for storm damage and Mr. Cox explained that the District's insurance policy does not include protection from bank erosion. The Board requested that the District Engineer contact the County to request that they repair the erosion since it may have resulted from work performed by the County.

The Board discussed whether or not the scope of work should include alternative materials such as composite wood for the walkway handrails. Ms. Greer explained that she would be able to include that as an option in the Scope of Work.

A discussion ensued regarding the RFP and the timing of bid solicitations. The initial intent was to bring the RFP document to the Board for approval at the April meeting with bids then being considered at the May CDD Board meeting. After further discussion, the Board concluded that they did not actually need to use a formal RFP process for this work and requested that Ms. Greer seek

quotes for the repair work to present to the Board.

ELEVENTH ORDER OF BUSINESS Consideration of Proposals for District Counsel

Mr. Cox presented proposals for District Counsel services to the Board from Erin McCormick, P.A. and Person & Cohen P.A. The Board tabled the consideration of the proposals and indicated they wished to wait to see if any additional proposals would be forthcoming.

TWELFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Vericker discussed the status of the conveyance of the parking lots to the Townhomes HOA and indicated that he was seeking the executed conveyance documents from Ms. Tran.

B. District Engineer

No additional report.

C. District Manager

Mr. Cox stated that the next Board of Supervisors' Regular Meeting will be held on Thursday, April 27, 2017 at 5:00 p.m. at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219.

THIRTEENTH ORDER OF BUSINESS Supervisor Requests

There were no supervisor requests.

FOURTEENTH 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 6:21 p.m. for Copperstone Community Development District.


Secretary/ Assistant Secretary


Chairman/Vice Chairman

COPPERSTONE CDD

EXHIBIT TO 3-23-17 MINUTES:

CDD Opinion Poll and Survey

CDD Opinion Poll

Dear Property Owner:

From time to time the Copperstone Community Development District (CDD) may, to the extent allowed by law, seek input from the Members of the District on various matters. Presently, there are issues which allow the Board of Supervisors to set the future direction of the CDD Assessment Allocations and we respectfully request your input.

The CDD Assessments have two parts, the "Debt" Portion and the "Operations and Maintenance" Portion". Historically, these assessments have been allocated based upon Lot Frontage. Your Board of Supervisors is investigating the option of making the CDD Assessments equal for all members of the District.

We, as actual members of the Copperstone community, are also aware of similar issues of assessment allocations presently being addressed by the Master HOA Board of Directors. Though the District's authority does not extend to HOA matters, your CDD Board would like your opinion on Master HOA Assessments since they directly impact the total financial obligations of the members of the Copperstone Community.

Your Board of Supervisors is seeking your input

as to whether you, as a member of the District, would want your CDD Board of Supervisors to diligently pursue the "Equalization of CDD Assessment Allocations" option. Though not under CDD authority, because the Master HOA Assessments affects the total financial obligations of all members of the district, we also seek your opinion regarding the "Equalization of Master HOA Assessments" as it may impact our direction as well. Accordingly, please complete the opinion poll through survey monkey with the link provided <https://www.surveymonkey.com/r/DHHL2BQ> by May 18th. Our next scheduled CDD meeting will be held on Thursday, May 25th at 4:30 pm at the Copperstone Clubhouse.

This is an "Opinion Poll" only and NOT a vote binding upon the Board of Supervisors. However, the input of all members of the District is very important to your board as we attempt to set the future of Assessment Allocations within the Copperstone Community Development District.

Thank You for Your Time and Attention,

The Board of Supervisors, Copperstone
Community Development District

Amy Tran, Chair Dan Kiran, Vice
Chair Ryan Stulman

Barry Schlotzhauer

Gerard Litrenta

1 As an owner in the Copperstone Community Development District, I hereby freely offer the following opinion and/or comments on the specific issue of assessment allocations. I recognize that my opinion stated below is not binding on the CDD's Board of Supervisors. I authorize my opinion to be shared with any parties the CDD Board of Supervisors deems appropriate without recourse against them in the future.

I agree to the terms and conditions

2 What are the homeowner's names?

3 What is your street address?

4 What is your Copperstone lot number?
(Found on tax bill)

5 What is your lot frontage?

- 65' Single Family
- 55' Single Family
- 20' Townhome
- Unknown

6 At what email address would you like to be contacted?

7 I believe that all CDD assessments should be equalized within the Copperstone Community which includes, but is not limited to maintenance of the bridge, lights, common area landscaping, ponds and the storm water management system.

- Yes
- No

8 I believe that all Master HOA assessments should be equalized within the Copperstone Community which includes, but is not limited to the clubhouse, pools, sports court, playground and roadways.

- Yes
- No



- 9 I offer the following comments for consideration by the CDD Board:

- 10 Please type your electronic signature.

Done

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See how easy it is to [create a survey](#).