

---

**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, April 27, 2017 at 5:00 p.m.** at the Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue East, Parrish, FL 34219.

Present and constituting a quorum:

Amy Tran	<b>Board Supervisor, Chairman</b>
Dan Kiran	<b>Board Supervisor, Vice Chairman</b>
Gerard Litrenta	<b>Board Supervisor, Assistant Secretary</b>
Ryan Stulman	<b>Board Supervisor, Assistant Secretary</b>
Barry Schlotzhauer	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley &amp; Robin (via phone)</b>
Denise Greer	<b>District Engineer, King Engineer, Inc. (via phone)</b>
Greg Solomon	<b>Bridge Builders (via phone)</b>
Scott Rudacille	<b>Blalock Walters</b>
Andy Cohen	<b>Persson &amp; Cohen</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**

Several residents asked about potential assessment increases to the townhome residents.

*(intentionally left blank)*

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Regular Meeting  
held on March 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 March 23, 2017 for the Copperstone Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for March  
2017**

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board ratified the Operation and Maintenance Expenditures for March 2017 (\$19,500.92) for the Copperstone Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for District  
Counsel**

Mr. Roethke presented several proposals for District Counsel Services to the Board. Mr. Cohen and Mr. Rudacille each addressed the Board, and both entertained various questions from the Board.

On a Motion by Ms. Tran, seconded by Mr. Schlotzhauer, with 2 in favor and Mr. Stulman, Mr. Kiran and Mr. Litrenta opposed, the motion failed to hire Blalock Walters as District Counsel for the Copperstone Community Development District.

On a Motion by Mr. Stulman, seconded by Mr. Kiran, with all in favor, the Board hired Persson & Cohen as District Counsel for the Copperstone Community Development District.

*(Mr. Vericker and Mr. Rudacille left while the meeting was in progress at 5:28 p.m.)*

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Bridge  
Repairs**

Mr. Roethke presented several proposals for bridge repairs to the Board. Mr. Solomon reviewed the Bridge Builders proposal with the Board and entertained various questions regarding the proposal.

On a Motion by Ms. Tran, seconded by Mr. Schlotzhauer, with all in favor, the Board approved the proposal from Bridge Builders for bridge repairs at a cost of (\$70,600) to be paid from Capital Reserves for the Copperstone Community Development District.

Ms. Greer discussed a transportation plan for the bridge closure.

*(Mr. Solomon left while the meeting was in progress at 5:42 p.m.)*

**SEVENTH ORDER OF BUSINESS**

**Presentation of Monthly Pond Inspection Report**

Mr. Roethke presented the monthly pond inspection report and reviewed the details with the Board.

**Midge Fly Survey**

Mr. Roethke presented the midge fly survey to the Board.

On a Motion by Mr. Kiran, seconded by Mr. Stulman, with all in favor, the Board approved a not-to-exceed amount of (\$7,014) for additional midge fly treatments for the Copperstone Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Calculation Series 2007**

Mr. Roethke presented the Arbitrage Rebate Calculation Series 2007 Report to the Board. It was noted that there is no arbitrage liability at this time.

**NINTH ORDER OF BUSINESS**

**Presentation of Proposed Budget for Fiscal Year 2017/2018**

Mr. Roethke presented the proposed budget for Fiscal Year 2017/2018 to the Board. A discussion ensued. The Board made several minor adjustments to the budget, but the overall budget number did not change from what was presented. The Board discussed the equalization of assessments, but that will not be implemented into the Fiscal Year 2017/2018 budget, and assessments are planned to stay flat, or possibly decrease at the final budget public hearing. Discussions regarding assessment equalization will continue and this topic will be revisited for the following year's budget.

*(intentionally left blank)*

**1. Consideration of Resolution 2017-04,  
Approving Proposed Budget and  
Setting the Public Hearing**

Mr. Roethke presented Resolution 2017-04 to the Board, which will approve the proposed budget and set the public hearing.

On a Motion by Mr. Kiran, seconded by Mr. Stulman, with all in favor, the Board adopted Resolution 2017-04 approving the proposed budget and setting the public hearing date, time, and place to be on July 27, 2017 at 5:00 pm to be held at the Copperstone Clubhouse located at 845 115<sup>th</sup> Avenue East, Parrish, Florida 34219 for the Copperstone Community Development District.

**TENTH 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, May 25, 2017 at 4:30 p.m. at the Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue East, Parrish, FL 34219.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Tran requested quotes for methodology reports and to send out the opinion survey discussed at the previous meeting regarding the equalization of assessments.

Ms. Tran asked Ms. Greer about tree replacements by the County.

Mr. Schlotzhauer requested to see the landscape contract.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Kiran, seconded by Mr. Schlotzhauer, with all in favor, the Board of Supervisors adjourned the meeting at 6:40 p.m. for Copperstone Community Development District.

  
Secretary/ Assistant Secretary

  
Chairman/Vice Chairman

**COPPERSTONE CDD**

**EXHIBIT TO 4-27-17 MINUTES:**

**Bridge Builders Proposal**



Proposal # 2761a

Date: April 27, 2017  
Project: Copperstone Subdivision  
Parrish, FL  
To: Copperstone CDD c/o  
Joe Roethke  
Rizzetta and Company

---

Re: Timber Bridge Wear Decking

Bridge 45' x 75L/F Vehicular Lane

Remove existing wear deck & fasteners and install 2x6 x 16' #1 Prime wear deck with #10, 4-1/2" Stainless Steel Screws every 24".

Replace screws in existing post caps with stainless Steel screws.

Schedule: 10-12 work days.

Total: \$46,800.00

Note: Bridge Builders is replacing 2x8 decking with 2x6 #1 Prime decking. This adds material and labor cost to installation but reduces cupping and is more stable than 2x8.

Life span of wear deck varies from site to site depending on environment and traffic load. Estimated life span based on on average for projects we have installed in central Florida 8-10 years. Applying sealant every 24 months will increase life span.

Alternate: Remove and replace 3 x 8 decking on two 6' X 75L/F pedestrian walkways. Add \$ 13,300.00

Remove and replace picket handrail on two 75 L/F pedestrian walkways. Add: \$ 10,500.00

All materials, unless otherwise specified, to be CCA/ACQ treated Southern Yellow Pine (SYP). Price includes supervision, labor, all materials and equipment necessary for installation.

Submitted by:

  
Greg Solomon, Bridge Builders USA, Inc.

Accepted by: \_\_\_\_\_