

**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, June 22, 2017 at 4:30 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>
Andy Cohen	<b>District Counsel, Persson &amp; Cohen, P.A.</b>
Denise Greer	<b>District Engineer, King Engineer, Inc. (arrived at 4:48pm)</b>
David Hammer	<b>ACT Environmental</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**

A resident asked about issues with grass clippings.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Regular Meeting  
Held on May 25, 2017**

Mr. Roethke noted an error in the Engineer's name in the 9<sup>th</sup> order of business, which will be corrected.

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board approved as amended for the Copperstone Community Development District.

**FOURTH ORDER OF BUSINESS**

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

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2017 (\$26,080.10) for the Copperstone Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion of Survey Results for Drainage Issue**

Mr. Hammer from ACT Environmental discussed a survey that he recently completed on 78th Street E to determine the cause of a drainage issue in this area. The main issue is that residents in the area have installed fences and vegetation in the drainage easement, which have impeded water flow to the retention pond.

*(Ms. Greer arrived while the meeting was in progress at 4:48 pm)*

A discussion ensued regarding potential ideas for remediation, including adding drain inlets and raising residential fences to allow for better water flow.

The Board would like District Staff to reach out to the HOA to determine their involvement in approving these fences and vegetation that were installed by residents.

Mr. Hammer will provide a report that will show a plan for how to correct the issues and that will be presented at the next meeting.

*(Mr. Hammer left while the meeting was in progress at 5:15pm)*

**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. Roethke informed the Board of the status of the most recent midge fly treatments. The first two treatments were completed on June 9 and June 22, and the third and final treatment will be in 2 weeks. Mr. Schlotzhauer requested options for different colors on the fountain lights.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Rip Rap Repairs**

Mr. Roethke presented a proposal for rip rap repairs to the Board.

The Insurance claim for this repair was recently rejected by the carrier. Future follow-up with the insurance broker will take place.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Revised Assessment  
Equalization Opinion Poll Results**

Mr. Roethke presented the Revised Assessment Equalization Opinion Poll results to the Board.

The results show that approximately 61% of residents are for equalization and 39% are opposed.

Ms. Tran also informed the Board of the results broken down by product type: Townhomes (24 respondents) – 8% for equalization and 92% against; 55' SF (62 respondents) – 71% for equalization and 29% against; 65' SF (26 respondents) – 91% for equalization and 9% against.

The Board would like to obtain quotes for a new assessment methodology to be presented at a future meeting.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**  
No report.

**B. District Engineer**

Ms. Greer discussed her review of the bridge repairs. There is a slight lip that still needs to be repaired on the pedestrian walkway. Ms. Greer will follow up with Bridge Builders on this issue. There is also a potential issue with a space between the wear deck and pedestrian walkway that needs to be filled in.

**C. District Manager**

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

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**ELEVTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all in favor, the Board of Supervisors adjourned the meeting at 5:41 p.m. for Copperstone Community Development District.

  
Secretary/ Assistant Secretary

  
Chairman/Vice Chairman

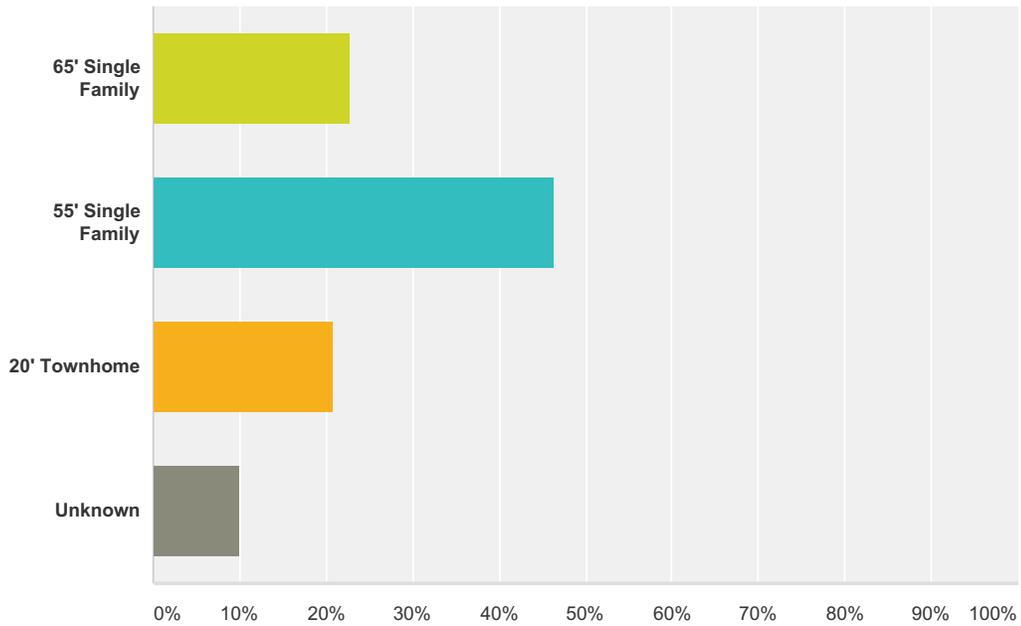
**COPPERSTONE CDD**

**EXHIBIT TO 6-22-17 MINUTES:**

**CDD Opinion Poll Survey Results**

### Q5 What is your lot frontage?

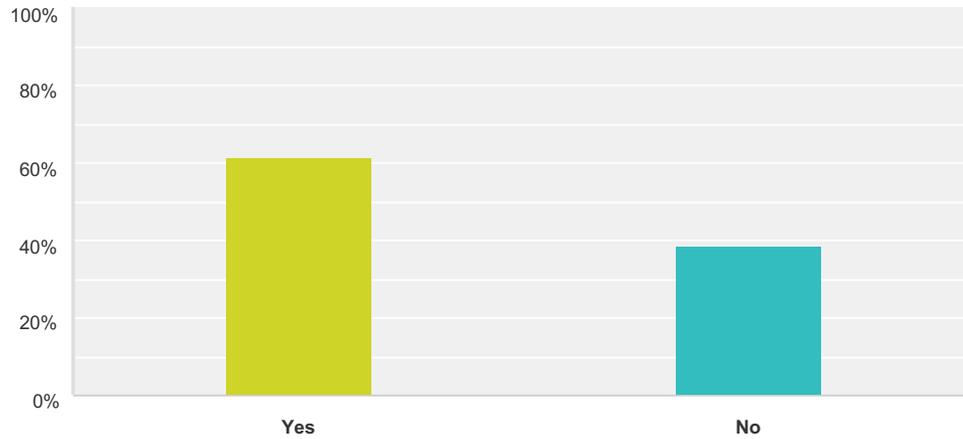
Answered: 110 Skipped: 3



Answer Choices	Responses
65' Single Family	22.73% 25
55' Single Family	46.36% 51
20' Townhome	20.91% 23
Unknown	10.00% 11
<b>Total</b>	<b>110</b>

**Q7 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, ponds, aerators, fountains, midges, common area drainage swales and the storm water management system.**

Answered: 112 Skipped: 1



Answer Choices	Responses	
Yes	61.61%	69
No	38.39%	43
<b>Total</b>		<b>112</b>

## Q8 I offer the following comments for consideration by the CDD Board:

Answered: 58 Skipped: 55

#	Responses	Date
1	I believe that all the residents in Copperstone equally benefit from the maintenance of the items listed above and therefore the CDD Assessments should also be equalized.	6/14/2017 3:03 PM
2	The clubhouse should get new workout equipment.	6/14/2017 2:03 PM
3	We need to consider Bat Houses and stop spending money on something that doesn't work for midges!	6/14/2017 1:25 PM
4	CDD payments traditionally based on lot size. This is generally accepted process.	6/8/2017 10:07 AM
5	Beautification of surroundings across the neighborhood	6/4/2017 3:06 PM
6	I feel as though that all CDD assessments should be equalized due to the fact that these costs for infrastructure equally benefit all regardless of the property owned.	6/2/2017 2:01 PM
7	While our home seems to be in the middle of the pack and our assessments would be impacted the least (should the assessments be adjusted), it is incredibly unfair for those who purchased townhomes (and likely did so with a budget in mind of how they could attain homeownership). While some may feel that purchasers in this community should have known/researched the possibility that CDD fees could be reassessed, that is completely unreasonable, especially when you are considering first time homebuyers. When each party purchased in this community they understood, very clearly, what their CDD burden would be and budgeted accordingly. To shift the burden because those purchasing the larger homesites/homes want to save a few dollars is unconscionable. We are all supposed to be neighbors and work together for a common cause, let's try that for a change.	5/31/2017 9:12 PM
8	We all use the amenities equally and should therefore equally pay for the upkeep!	5/31/2017 8:27 PM
9	I have been a property assessor / appraiser for many years and have never heard of an "equalized" assessment. All assessments are based on property size and value. A four or five bedroom home on a 55 or 65 foot lot is worth far more than a two bedroom town home on a 20 foot lot to say nothing of the fact that there is the capacity for many more individuals living in these homes and using the facilities, services and roadways than those in the Townhome sections. I also question the contract that was signed stating that the assessments would be based on lot sizes that we signed when we purchased our home. If the assessment method is changed it would seem to me that the original Townhome owners who signed this contract and expected it to be honored might have a legal right to bring litigation against the CDD board for voiding the original contract.	5/31/2017 9:31 AM
10	All common areas of Copperstone are available for use to all residents of Copperstone equally. It's unfortunate that Ryland used this type of math to increase sales in the townhouses.	5/31/2017 2:31 AM
11	There are several items that the townhomes take care of on their own that, if we are talking equalization, should then be on the CDD. With the average sfh getting a mild decrease and the th getting a substantial increase it makes no sense. Also, if fees are raised too high in the townhomes, they will suddenly be less attractive to possible homebuyers and run the risk of bringing down the price in order to sell them, which can then have an effect on the sfh by bringing down their prices as well. I think it speaks volumes when the realtors that live in this community are against it. Perhaps Ryland knew what they were doing both long term and short term by changing the background. Also, if there was an equal amount of TH to SFH then it would be more feasible, but at this point there isn't and it would thus put an unfair burden on the th owners.	5/28/2017 3:54 AM
12	We believe that the CDD assessments should be equalized but only under a phased implementation of equal changes over a three to five year period. Under the assumption that townhome owners would face the most significant change in fees, i.e., an increase, a phased implementation would allow townhome owners additional flexibility to evaluate their financial situations and to make any necessary adjustments.	5/26/2017 10:09 PM
13	1. By altering the method of calculating the O&M portion of the the CDD assessments, my ability to remain in the community is at risk. I purchased a townhome b/c that's what I could afford. Most people, especially those with limited income, will consider the costs of assessments when purchasing a home, and the expectation is that they will remain reasonably the same. 2. At this time, the CDD does not ensure the maintenance of the CDD properties in the townhome area at the same level of care as in the single family home area. The CDD is paying for work that is not done. 3. The CDD did not have the forethought to set aside monies for the maintenance of the parking lots that were previously CDD property. The townhomes have now taken on that expense over and above our O&M assessment. Just because someone has the right to do a thing, does not make it the right thing to do.	5/24/2017 8:30 PM

14	Please keep in mind that those that bought in the townhouses was mostly because we could not buget a house maintenance.	5/23/2017 9:35 PM
15	We should leave it the way it is. It is not fair for people with smaller lots paying more so the larger lots do not. When people moved in everyone is told that there fees are based on the size lot.	5/23/2017 10:42 AM
16	The house was purchased under the current CDD assessment and information on what the outcome of this Equalization of CDD Assessment Allocations would be and the impact it will have on homeowners. Will the current "lack" of knowledge regarding this activity, I have to say no at this time. With a better understanding this could change.	5/22/2017 9:21 PM
17	it should remain lot frontage	5/21/2017 10:00 PM
18	I will join in pursuing legal action should the CDD attempt to equalize.	5/21/2017 5:14 PM
19	We purchased a townhome because it was not as expensive as single family home. Changing it now is not what we signed for & will be forced to sell.	5/21/2017 2:41 PM
20	The Townhomes using only a small amount of the Community.	5/20/2017 9:05 PM
21	Single family homes are larger and their lots are bigger than Townhomes so they should be billed accordingly.	5/20/2017 12:49 PM
22	I bought a town home for a reason and while I am happy to help with improvements I believe the CDD Board has violated my trust by proposing the increases earlier this year with little to no notice	5/20/2017 11:08 AM
23	Infrastructure is shared by all.	5/19/2017 4:07 PM
24	If you choose to make changes it should reflect on future owners and not mess around with what people bought in at. Its a dirty move because you can doesnt mean its right. We all have to go through alot of finacial rigaroar to buy a home to be sure each of us can comfortably pay it without default. If you guys/ladies keep playing with people numbers then some may win but you can expect most will loose. not everyone makes the same and thats why the town homes and fees became an option to those that didnt. future buyers can make better decisions vrs a forced hand on the past market.	5/19/2017 11:03 AM
25	However, I believe the assessments should equalize over time (maybe 5 years) and not be a one time increase. This is too much of a financial burden in a single year to our families in smaller homes.	5/18/2017 9:31 PM
26	There is a difference in owning a home and owning a townhome. It is clear in our property taxes. Other communities abide by this in there structure of billing. Continually raising what we pay in the townhomes is what is leading to the high turnover in ownership. Soon the townhomes will be owned by outside investors who only rent them out, and then the community will go down hill, and those that live in the homes will wonder why the community has went to hell.	5/18/2017 8:07 PM
27	Stop increasing the cost to live in Copperstone. It's riddiculous! it's costing us \$227 a month to live here as it is. Had we known you guys would keep increasing our cost, we would have never purchased our home.	5/18/2017 6:00 PM
28	the historic method of cost assessment has been a fair plan- and should remain in place	5/18/2017 1:33 PM
29	We already pay more for the maintenance and upkeep of our property living in the town homes for our townhome HOA, which in turn adds to the overall beauty and value of the community. I believe the Master CDD IS FAIRLY distributed, based on the lot frontage. Due to the fact that in what would equal a 55 to 65 single family frontage you are getting 2-3 MASTER HOA payments from the same frontage of town homes. If there is a misunderstanding as to how that is actually distributed, please forgive me. Paerhaps taking this into consideration. We take up, for sake of argument approximately 1/8 th of this community in population/users of facilities and in space. Why should our numbers pay the equal amount of the overwhelmingly inproportionate population that uses the facilities, drives over the roads, uses the Bridges, more volume through the constantly broken gates AND More volume of guests, more volume of maintenance/repair commercial vehicles and more volume of lawn and pest control commercial company vehicles, and way more movers who all access and use and beat up and cause wear and tare on our roads, bridges gates and facilities in order to upkeep and improve the single family homes and properties vs our one lawn company with one or two trucks. And last but not least, WAY MORE possession and OWNERSHIP of the overall community's land usage. As townhome hoa payers we already pay more to upkeep our portion of the community's acerage. Yes we all use the bridge, but 1 townhouse for every 10 houses if I had to draw a raw assessment of townhome to single family households	5/18/2017 8:19 AM
30	I do not own nearly the same frontal square footage as the single family homes - why should my tax be bumped to the same as the single family homeowner? Adjustment/increase maybe...not the same.	5/18/2017 8:19 AM
31	For those arging separation of fees by lot size or single family vs townhome i remind all that the first word of CDD is Community. We should share in the Community Development equally rather than creating categories that segregate the Community. Invest in the community and not individual desires.	5/17/2017 10:39 PM
32	I do not have daa to make an informed decision on this. I authorize the elected board to make the decision on this matter. However, we bought our homes with the knowledge that assessment would be based on frontage. Unless there is an overwhelming reason to change(which has not been stated). Why are we addressing	5/17/2017 1:34 PM

33	I purchased the smaller lot to keep fees lower. It would not be fair to equalize fees. This is not a commune, its a community.	5/16/2017 5:59 PM
34	I believe the CDD fees should NOT go up or be the same as the Copperstone house community. I actually think after a certain amount of years the CDD fees should all together go away. You already get an HOA on top of the CDD's and honestly Coppertone is the highest in the area. I hear more complaints about the fees more than I hear people being happy with this community. People that buy town houses typically are single or retired or simply do not want the full responsibility of owning a big house, so why would they want the full responsibility of a rising CDD fee?	5/16/2017 9:50 AM
35	No matter where you live, the common areas are all shared, the pool, the bridge, the beautiication, etc.	5/16/2017 7:42 AM
36	If possible, gradual increase to Townhomes	5/15/2017 9:15 PM
37	The tax value on our homes are based on the Property value. This is a fairly standard approach to distributing capitalization and operating expenses for county, city, etc. I see no need to change the current method of distributing our CDD operating and capitalization cost. It is a consistent practice of distributing cost based on the ability to pay/Market value.	5/15/2017 8:38 PM
38	Assessment should either stay the same or decrease but not increase. The original entry & exit gates should be repaired & the new baricodes removed; isn't presentable for the subdivision.	5/15/2017 8:18 PM
39	My husband and I moved into this community with a budget and we have already had to acclimate to an increase. We will have to sell if it increases again. If the homeowners with a smaller lot pay less than the larger why do we need to pay the same when we are smaller and don't even own our lot!? Please take all the townhome owners words into consideration!	5/15/2017 7:33 PM
40	It should stay as is.	5/15/2017 6:42 PM
41	We should pay what we initially agreed to when the property was purchased. I don't feel I should be required to subsidize the home owners who have a larger home and smaller home owners shouldn't be required to subsidize me. Larger homes probably have two wage earners. I'm nearing retirement, I purchased this home based on what I could afford, any increase may make my payments unaffordable.	5/15/2017 4:59 PM
42	The original agreement at the time of purchase should be followed and not changed because of someone or some entity's whim. The purchaser new the agreed upon rate at the time of purchase.	5/15/2017 4:54 PM
43	The bonds should be renegotiated while rates are low.	5/15/2017 4:44 PM
44	Without equalization it doesn't make sense for buyers to purchase here. This neighborhood continues to become more expensive with declining roads, bridge and common areas. With new developments planned in the surrounding area this would help make this neighborhood more appealing.	5/15/2017 12:18 PM
45	Do your research as I have there is no Townhouse community in this area that has the same fee's for the master as the single family homes. I moved in here carefully checking on costs and now you're forcing us out.	5/14/2017 10:44 PM
46	We are all in the same community using the same amenities, so they are all one price of restrict usage of some of the amenities to just those which are being paid for.	5/14/2017 9:16 PM
47	The Townhomes total square footage in proportion to the entirety of Copperstone is not equal, the funding of community dispersments are not equal, and when you bought in Copperstone you agreed to the terms of your contract at that time. Please detail/itemize how much CDD monies get spent within the Townhome portion of Copperstone.	5/14/2017 4:05 PM
48	These fees are not like hoa fees. We townhome owners do no "enjoy these items (drainage, ponds, etc etc) equally". Call me biased if you will but i see the 'by footage' the most appropriate method. And i can honestly say that if i were to purchase a SF unit I would feel the same & acknowledge that i intentionally purchased my home under those circumstances.	5/14/2017 1:11 AM
49	Is it possible for the single family homes to have their own association.	5/13/2017 11:24 PM
50	I do not believe fees should be equalized. Townhome owners purchased their homes knowing fees would be less for them.	5/13/2017 11:07 PM
51	We already have one lawsuit for attempting to equalize fees. I do not think the CDD should put the community at risk for another lawsuit. The CDD fees were never equalized like the HOA. Equalization will further damage the community.	5/13/2017 9:34 PM
52	N/A	5/13/2017 8:48 PM
53	Equal benefits should be assessed equally.	5/13/2017 4:54 PM
54	Leave the gates open from 8:00am to 4:00pm to reduce the amounts of damage and use.	5/13/2017 4:31 PM
55	By door not by footage	5/13/2017 4:16 PM

56	These are all areas that the community as a whole gets to enjoy and benefit from. As such we should all pay the same amount to ease the financial burden. While it may seem as though the tow homes will now see an increase, the reality is that equalization is the only fair solution. While there is an initial increase, as a community we expect those on the board to represent us to the fullest so as to find cost-effective methods to manage the neighborhood.	5/13/2017 2:48 PM
57	The CDD board needs to go after Ryland to fix the roads and bridge that were put in incorrectly. We should not be responsible for their mistakes and shoddy workmanship.	5/13/2017 1:32 PM
58	None	5/13/2017 1:29 PM