

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, August 24, 2017 at 4:30 p.m.** at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219.

Present and constituting a quorum:

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

Also present were:

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|------------------|---|
| Joseph Roethke | District Manager, Rizzetta & Company, Inc. |
| Andy Cohen | District Counsel, Persson & Cohen, P.A. |
| Amanda Miller | Aquatic Systems |
| Robbie Cox | MBS Capital Markets <i>(via phone)</i> |
| Scott Brizendine | Manager, District Financial Services, Rizzetta & Co. |
| Peter Simoes | Aquatic Systems |
| Wade Cobb | ACT Environmental |

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.

On a Motion by Ms. Tran, seconded by Mr. Schlotzhauer, with all in favor, the Board allowed Board Supervisor to participate by phone for the Copperstone Community Development District.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Special Meeting held on July 12, 2017 and Regular Meeting held on July 27, 2017

On a Motion by Mr. Stulman, seconded by Ms. Tran, with all in favor, the Board approved the minutes for the special meeting held on July 12, 2017 and regular meeting held on July 27, 2017 for the Copperstone Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July 2017

On a Motion by Ms. Tran, seconded by Mr. Litrenta, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2017 (\$101,050.31) for the Copperstone Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for New O&M Assessment Methodology

This item has been tabled.

SIXTH ORDER OF BUSINESS

Consideration of Term Sheet for Bond Refunding

Mr. Roethke presented a term sheet for bond refunding to the Board. Mr. Cox reviewed the details of this term sheet with the Board, and discussed the background of any updates related to the bond refinancing. Mr. Cohen updated the Board on the status of a possible 50/50 split of deferred costs with Cal Atlantic. Mr. Cox entertained various questions from the Board. A discussion ensued regarding the deferred cost obligations.

On a Motion by Mr. Stulman, seconded by Mr. Kiran, with all in favor, the Board approved term sheet for bond refunding with Hancock Bank pending staff comments and Board Chair sign off for the Copperstone Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Preliminary Supplemental Assessment Methodology Report, Capital Improvement Revenue Refunding Bonds, Series 2017

Mr. Brizendine updated the Board on the status of this report, which is currently in the process of being updated due to ongoing deferred cost obligations with Cal Atlantic. The Board discussed potential other options for assessment methodology reports.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-07,
Declaring Special Assessments Related to
Bond Refinancing**

Mr. Roethke presented resolution 2017-07 to the Board which will declare special assessments related to the bond refinancing. Mr. Cohen reviewed the details of this Resolution with the Board.

On a Motion by Mr. Stulman, seconded by Mr. Kiran, with four in favor and Mr. Schlotzhauer opposed, the Board adopted Resolution 2017-07, subject to Staff review and Board Chair signoff, attaching an assessment methodology, and confirmation of deferred costs by Cal Atlantic for the Copperstone Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-08,
Setting Public Hearing Related to Special
Assessments on Bond Refinancing**

Mr. Roethke presented resolution 2017-08 to the Board which will set the public hearing time, date, and location for the public hearing related to special assessments on bond refinancing.

On a Motion by Mr. Kiran, seconded by Ms. Tran, with all in favor, the Board adopted Resolution 2017-08, setting the time, date, and location for the public hearing to be held on October 24, 2017 at 6:30 pm located at Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219 related to special assessments on bond refinancing for the Copperstone Community Development District.

(Both Mr. Cox and Mr. Brizendine left while the meeting was in progress at 5:54 pm)

Mr. Cohen discussed audience comments and meeting procedures.

(Mr. Cohen left while the meeting was in progress at 5:57 pm)

TENTH ORDER OF BUSINESS

**Presentation of Monthly Pond Inspection
Report**

Mr. Roethke presented the monthly pond inspection report. Ms. Miller and Mr. Simoes reviewed the details of this report with the Board. The Board discussed additional aquatic plantings. Ms. Miller will provide a proposal for new plantings.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Fountain
Repairs**

Mr. Roethke presented a proposal for fountain repairs to the Board.

On a Motion by Ms. Tran, seconded by Mr. Litrenta, with all in favor, the Board approved proposal from Vertex for fountain repairs at a cost of (\$1,624.96) for the Copperstone Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Lake Assessment Results

Ms. Miller discussed results from the lake assessment to the Board. The midge levels were below nuisance levels on all ponds tested. The Board specifically requested a lake assessment for ponds: #10, #22, and #5.

Ms. Miller will provide shoreline samples from these ponds. The Board would like to continue to treat ponds #10 and #11 for midges.

On a Motion by Ms. Tran, seconded by Mr. Schlotzhauer, with all in favor, the Board authorized (\$3,540) for additional midge fly treatments from Aquatic Systems on ponds #10 and #11 for the Copperstone Community Development District.

(Both Ms. Miller and Mr. Simoes left while the meeting was in progress at 6:22 pm)

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposals for Bridge Sealing

Mr. Roethke presented proposals for bridge sealing to the Board. A discussion ensued.

On a Motion by Ms. Tran, seconded by Mr. Litrenta, with all favor, the Board approved proposal from T&R Painting for bridge pressure washing and sealing at a cost of (\$6,507.50) for the Copperstone Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposal(s) for Drain Installation

Mr. Cobb discussed options for drain installations to fix a drainage issue that was discussed at a previous meeting. The Board would like Site Masters to contact Mr. Cobb to discuss the details for repairing this issue.

Mr. Cobb entertained various questions from the Board regarding the details for this repair.

On a Motion by Ms. Tran, seconded by Mr. Schlotzhauer, with all favor, the Board approved to set a not-to-exceed amount of (\$6,000) for drainage repairs for the Copperstone Community Development District.

(Mr. Cobb left while the meeting was in progress at 6:40 pm)

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-09,
Adopting Fiscal Year 2017/2018 Meeting
Schedule**

Mr. Roethke presented Resolution 2017-09 to the Board which will adopt the Fiscal Year 2017/2018 Meeting Schedule. The Board would like to move the monthly meetings to first Tuesday of each month at 6:30 pm.

On a Motion by Ms. Tran, seconded by Mr. Kiran, with all favor, the Board adopted Resolution 2017-09 for the Copperstone Community Development District.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
Not present.

B. District Engineer
Not present.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' Regular Meeting will be held on Tuesday, October 3, 2017 at 6:30 p.m. at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219.

SEVENTEENTH ORDER OF BUSINESS

Audience Comments

There were none.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Tran discussed adding an aerator to pond 22.

On a Motion by Ms. Tran, seconded by Mr. Stulman, with all favor, the Board approved to set a not-to-exceed amount of (\$4,000) for an aeration system on pond #22 for the Copperstone Community Development District.

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NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Tran, seconded by Mr. Stulman, with all in favor, the Board of Supervisors adjourned the meeting at 7:08 p.m. for Copperstone Community Development District.


Secretary/ Assistant Secretary


Chairman/ Vice Chairman

COPPERSTONE CDD

EXHIBIT TO 8-24-17 MINUTES:

Site Master's Rear Yard Swale Proposal

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Copperstone CDD

Rear Yard Swale

8/24/2017

Remediate rear yard swale drainage behind lot 157 by removing fences and existing sod from lot 157 to existing grate inlet.

Regrade swale to provide positive flow to inlet and restore with sod and re-install fences.

Landscape, hardscape, and irrigation restoration are not included.

TOTAL \$4,000

*** If underdrain from lot 157 to grate inlet is desired add \$ 3,000**