

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 **Tuesday, February 6, 2018 at 6:30 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
Dan Kiran	Board Supervisor, Vice Chairman
Gerard Litrenta	Board Supervisor, Assistant Secretary
Ryan Stulman	Board Supervisor, Assistant Secretary
Barry Schlotzhauer	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	Regional District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson & Cohen, P.A.
Denise Greer	District Engineer, King Engineering, Inc.
Josh McGarry	Aquatic Systems
Kevin Plenzler	Fishkind
	<i>(Via Speaker Phone)</i>
Ed Bulleit	MBS Capital Markets
	<i>(Via Speaker Phone)</i>
Robbie Cox	MBS Capital Markets
	<i>(Via Speaker Phone)</i>

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.

44 **THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held on
January 2, 2018**

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Mr. Cohen mentioned two typos in the minutes. Mr. Roethke will have these amended.

On a motion by Ms. Tran, seconded by Mr. Schlotzhauer, with all in favor, the Board approved as amended the minutes for the regular meeting held on January 2, 2018 for the Copperstone Community Development District.

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FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for October &
December 2017**

On a Motion by Ms. Tran, seconded by Mr. Stulman, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for December 2017 (\$15,052.85) for Copperstone Community Development District.

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(Mr. Cox Arrived at 6:41 p.m.)

FIFTH ORDER OF BUSINESS

**Presentation of Monthly Pond Inspection
Report**

Mr. Roethke presented the monthly pond inspection report and Mr. McGarry reviewed the details with the Board. The Board requested a proposal for midge fly treatments on ponds that have historically had issues. Mr. McGarry discussed potential treatments for algae issues on several ponds, including additional plantings and total phosphorus tests, specifically for ponds 11 & 14.

On a Motion by Mr. Kiran, seconded by Mr. Stulman, with all in favor, the Board of Supervisors approved a not to exceed amount of \$4,237.00 for midge fly treatments on ponds 10 & 11 for Copperstone Community Development District.

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(Mr. McGarry Left at 6:48 p.m.)

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SIXTH ORDER OF BUSINESS

**Continued Public Hearing on Special
Assessment for Bond Refinancing**

Mr. Cohen provided a recap of recent issues related to this bond refinance. Mr. Bulleit updated the Board on the current status of this bond deal, and the fluctuation in the market. Mr. Cox entertained various questions from the Board on interest rates and the Chapter 170 process. Mr. Bulleit entertained questions from the Board regarding the debt service reserve funds required by the bank. Mr. Cohen discussed the next steps in the process should the Board decide to move forward, and also discussed the CalAtlantic settlement agreement.

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On a Motion by Mr. Kiran, seconded by Ms. Tran, with all in favor, the Board of Supervisors opened the continued public hearing on special assessment for bond refinancing for Copperstone Community Development District.

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Several audience members commented on the updated methodology and the bond process in general. Mr. Bulleit answered various questions from the audience. Mr. Plenzler discussed the EAU method used in the most recent updated assessment allocation report, and informed the Board that this is a typical method used for new money bond deals.

On a Motion by Mr. Kiran, seconded by Ms. Tran, with all in favor, the Board of Supervisors closed the continued public hearing on special assessment for bond refinancing for Copperstone Community Development District.

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At this time, the Board was not in favor of moving forward with the bond refinancing. This item will be revisited if the market moves to more favorable conditions in the future.

(Mr. Bulleit, Mr. Cox and Mr. Plenzler left at 7:25)

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SEVENTH ORDER OF BUSINESS

Discussion Regarding Cal-Atlantic Settlement Agreement

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Mr. Roethke presented a Cal-Atlantic Settlement agreement for deferred costs and Mr. Cohen reviewed the details of this agreement with the Board. Mr. Cohen entertained various questions from the Board regarding the timing of the disbursement of funds.

On a Motion by Mr. Stulman, seconded by Mr. Schlotzhauer, with all in favor, the Board of Supervisors approved settlement agreement with CalAtlantic with execution by the Vice Chair for Copperstone Community Development District.

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EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Erosion Repair

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Mr. Roethke presented proposals from Finn Outdoor and site Masters of Florida for erosion repairs. The Board Requested a revised proposal from site masters to be discussed at the next meeting.

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NINTH ORDER OF BUSINESS

Discussion Regarding Cost Share for Townhome HOA Landscaping

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Mr. Litrenta discussed the possibility of a cost-share agreement between the Townhome HOA and the CDD for landscaping services if the Townhome HOA decides to hire their own landscaper. The Board did not make any decisions on this at this time.

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TENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel**
No Report

- B. **District Engineer**
Ms. Greer updated the Board on the re-certification of the SWFWMD permit for the District. Ms. Greer discussed an irrigation line on the island in phase 2. King Engineering did not create the master irrigation plans for the community, so the original plans were not available.

- C. **District Manager**
Mr. Roethke stated that the next Board of Supervisor's meeting will be held on Tuesday March 6, 2018 at 6:30pm at the Copperstone Clubhouse located at 8145 115th Avenue East in Parrish, FL.

ELEVENTH ORDER OF BUSINESS

Audience Comments

A resident asked a question about landscaping issues.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Litrenta asked a question about new school construction adjacent to the District.


THIRTEENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Kiran, seconded by Ms. Schlotzhauer, with all in favor, the Board of Supervisors adjourned the meeting at 8:01 p.m. for Copperstone Community Development District.

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Secretary/ Assistant Secretary



Chairman/ Vice Chairman