

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

May 2, 2022

Board of Supervisors
**Connerton East Community
Development District**

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Connerton East Community Development District will be held on May 10, 2022 at 9:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Regular Board of Supervisors Meeting Minutes for April 12, 2022 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for March 2022 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Stormwater Analysis Report Proposal Tab 3
 - B. Presentation of Registered Voter Count Tab 4
 - C. Consideration of Conservation and Natural Area Policy Tab 5
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. Interim Engineer
 - C. District Manager Tab 6
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Debby Wallace

Debby Wallace
District Manager

Tab 1

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 the 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.

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Connerton East Community Development District was held on **Tuesday, April 12, 2022 at 10:12 a.m.** at the offices of Rizzetta & Company, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel FL 33544.

Present and constituting a quorum:

Kelly Evans	Board Supervisor, Chairman
Laura Coffey	Board Supervisor, Vice-Chairman (via conf. call)
Lori Campagna	Board Supervisor, Assistant Secretary
Alec Morris	Board Supervisor, Assistant Secretary

Also present were:

Debby Wallace	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker (via conf. call)
Brian Surak	District Engineer, Clearview (via conf. call)
Scott Brizendine	V.P. CDD Operations, Rizzetta & Company (via conf. call)
Audience	None

FIRST ORDER OF BUSINESS

Call to Order

Ms. Debby Wallace opened the regular CDD Meeting in person at 10:12 a.m. and noted that there were no audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of Audit Committee
Continued Meeting Minutes for March
8, 2022**

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NINTH ORDER OF BUSINESS

**Ratify Berger, Toombs, Elam, Gaines
& Frank for Auditing Services**

Grau and Associates did not agree to additional language the Board had requested for the contract.

On a Motion by Ms. Evans, seconded by Ms. Coffey, with all in favor, the Board of Supervisors approved the 2nd highest ranked proposal, Berger, Toombs, Elam, Gaines & Frank for auditing services, for the Connerton East Community Development District.

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TENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-08;
Approving Fiscal Year 2022-2023
Proposed Budget & Setting Public
Hearing**

On a Motion by Ms. Evans, seconded by Mr. Morris, with all in favor, the Board of Supervisors approved Resolution 2022-08; Approving Fiscal Year 2022-2023 Proposed Budget & Setting Public Hearing for July 12, 2022 at 9:30 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida 33558, for the Connerton East Community Development District.

90

ELEVENTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

No report.

B. District Engineer

No report.

C. District Manager Report

Ms. Wallace reminded the Board of Supervisors of the next meeting is scheduled for May 10, 2022 at 9:30 a.m.

The quarterly website compliance audit has been completed. The district passed all criteria.

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TWELFTH ORDER OF BUSINESS

Supervisor Requests

No supervisor requests.

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114 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

On a motion from Ms. Evans, seconded by Mr. Morris, the Board approved to adjourn the meeting at 10:31 a.m. for the Connerton East Community Development District.

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118 _____
Assistant Secretary

118 _____
Chairman / Vice-Chairman

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DRAFT

Tab 2

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (904) 436-6270

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Operation and Maintenance Expenditures March 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$5,037.45**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alec Morris	001037	AM030822	Board of Supervisors Meeting 03/08/22	\$ 200.00
Christopher James Smith	001038	CS030822	Board of Supervisors Meeting 03/08/22	\$ 200.00
Kelly Evans	001036	KE030822	Board of Supervisors Meeting 03/08/22	\$ 200.00
Laura Coffey	001034	LC030822	Board of Supervisors Meeting 03/08/22	\$ 200.00
Lori Campagna	001035	LC030822-1	Board of Supervisors Meeting 03/08/22	\$ 200.00
Rizzetta & Company, Inc.	001032	INV0000066339	District Management Fees 03/22	\$ 3,200.00
Straley Robin Vericker	001033	21105	Legal Services 02/22	<u>\$ 837.45</u>
Report Total				<u>\$ 5,037.45</u>

Tab 5

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT COMMON AREA POLICIES

Adopted: May 10, 2022

**DISTRICT OFFICE
RIZZETTA & COMPANY, INC.
5844 OLD PASCO ROAD
WESLEY CHAPEL, FLORIDA 33544
(813) 994-1001**

TABLE OF CONTENTS

DEFINITIONS	3
STORMWATER RETENTION POND POLICIES.....	3
NATURAL BUFFER AREAS POLICY STATEMENT	3

DEFINITIONS

“Board of Supervisors” or “Board” – shall mean the Connerton East Community Development District Board of Supervisors.

“District” – shall mean the Connerton East Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any person or persons who are invited and accompanied for the day by a Resident to District property.

“Resident” – shall mean any person residing within the District.

STORMWATER RETENTION POND POLICIES

Pedestrian and motorized vehicle use is prohibited in the stormwater retention ponds. Stormwater retention ponds serve as stormwater management purposes and are not intended to have pedestrian or motorized vehicle use in them even if there is no standing water in the retention pond. The purpose of the retention ponds is to help facilitate the District’s natural water system for stormwater runoff. Parking along the county right of way or on any grassed area near the retention ponds is prohibited. Continued violation of this policy will result in the immediate reporting to local law enforcement authorities. There is a 20-foot District owned buffer surrounding each retention pond. Please be respectful of adjacent resident homes.

NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Pasco County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to trees are left to fulfill their role in nature’s process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner’s property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Pasco County, and SWFWMD. Such abutting property owner must initially contact the District for permission to

address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Pasco County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.