

# CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

January 3, 2023

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 January 10, 2023 at 9:30 a.m., at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588. 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 November 8, 2022 ..... Tab 1
  - B. Ratification of Operation & Maintenance  
Expenditures for September & October 2022..... Tab 2
- 4. BUSINESS ITEMS**
  - A. None
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. Interim Engineer
  - C. District Manager ..... Tab 3
- 6. SUPERVISOR REQUESTS**
- 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, November 8, 2022 at 9:47 a.m.** at the Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

Present and constituting a quorum:

Kelly Evans	<b>Board Supervisor, Chairman</b>
Laura Coffey	<b>Board Supervisor, Vice-Chairman</b>
Lori Campagna	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Debby Wallace	<b>District Manager, Rizzetta &amp; Company</b>
John Vericker	<b>District Counsel, Straley Robin Vericker</b> <b>(via conf. call)</b>
Brian Surak	<b>District Engineer, Clearview Land Design</b> <b>(via conf. call)</b>
Audience	<b>None</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Debby Wallace opened the regular CDD Meeting in person at 9:47 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 Regular Meeting  
Minutes for October 11, 2022**

On a Motion by Ms. Evans, seconded by Ms. Coffey, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes for October 11, 2022 for the Connerton East Community Development District.
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48 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**  
49 **Maintenance Expenditures for August**  
50 **2022**  
51

On a Motion by Ms. Coffey, seconded by Ms. Campagna, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures August 2022 (\$3,350.00) for the Connerton East Community Development District

52  
53 **FIFTH ORDER OF BUSINESS** **Consideration of Campus Suites**  
54 **Addendum**  
55

On a Motion by Ms. Evans, seconded by Mr. Morris, with all in favor, the Board of Supervisors approved Campus Suites Addendum, for the Connerton East Community Development District.

56  
57 **SIXTH ORDER OF BUSINESS** **STAFF REPORTS**

58  
59 **A. District Counsel**

60 No report.

61  
62 **B. District Engineer**

63 No report.

64  
65 **C. District Manager Report**

66 Ms. Wallace reminded the Board of Supervisors that the next meeting is scheduled  
67 for December 13, 2022 at 5:00 p.m., at Residence Inn by Marriott Tampa at 2101  
68 Northpointe Parkway, Lutz, Florida 33588.

69  
70 Ms. Evans stated that the parking lot is not CDD so the District Manager does not  
71 need to include it in her site visit reports.

72  
73 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

74  
75 Ms. Coffey provide an update on Section 4-1, plat was just recorded.

76 **EIGHTH ORDER OF BUSINESS** **Adjournment**

On a motion from Ms. Evans, seconded by Ms. Campagna, the Board approved to adjourn the meeting at 9:58 a.m. for the Connerton East Community Development District.

77  
78  
79 \_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman / Vice-Chairman

## **Tab 2**

# CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

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

## Operation and Maintenance Expenditures September 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2022 through September 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$3,752.38**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Connerton East Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jeremy T. Crawford	100007	2158	Monthly Maintenance Of Dog Park 08/22	\$ 260.00
Rizzetta & Company, Inc.	100006	INV0000070828	District Management Fees 09/22	\$ 3,300.00
Times Publishing Company	100008	0000246345 09/14/22	Legal Advertising Acc#318476 09/22	\$ 152.80
Withlacoochee River Electric Cooperative, Inc.	100009	2221915 4/11	10129 Campanula CT 08/22	\$ 39.58
<b>Report Total</b>				<b><u>\$ 3,752.38</u></b>

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

## Operation and Maintenance Expenditures October 2022 For Board Approval

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

The total items being presented:       **\$4,600.05**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Connerton East Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	100011	0000247493 09/21/22	Account #318476 Legal Advertising 09/21/22	\$ 104.80
Residence Inn Northpointe	100015	101422-Residence Inn	Board of Supervisors Meeting Room Rental 11/08/2022	\$ 81.33
Gig Fiber, LLC	100012	1520	Solar Light Lease 09/22	\$ 2,750.00
Withlacoochee River Electric Coopera	100016	2221915 9/22	10129 Campanula CT 09/22	\$ 39.35
Residence Inn Northpointe	100013	Board Meeting Room Rental 10/2	Board Meeting Room Rental 10/11/22	\$ 66.67
Egis Insurance Advisors, LLC	100010	Down Payment for Insurance Pol	Down Payment for Insurance Policy Renewal Acc#20732493 10/01/2022-10/01/2	\$ 830.90
IPFS Corporation	100014	GAA-D21455 Payment 1 of 11	Insurance Installments Pmt#1 10/22	\$ <u>727.00</u>
<b>TOTAL</b>				<b>\$ <u>4,600.05</u></b>