

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

October 2, 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 October 10, 2023 at 9:00 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 August 8, 2023 Tab 1
 - B. Ratification of Operation & Maintenance
Expenditures for July & August 2023 Tab 2
- 4. BUSINESS ITEMS**
 - A. Ratification of District Services Addendum Tab 3
 - B. Ratification of FY 2023-2024 Insurance Renewal Tab 4
 - C. Consideration of Solar Lighting Services Agreement Tab 5
 - D. Consideration of Pond Maintenance Agreement Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatic Report Tab 7
 - D. District Manager Tab 8
- 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
Regional 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, August 8, 2023, 10:43 a.m.** at the Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

Present and constituting a quorum:

Lori Campagna	Board Supervisor, Vice-Chair
Paulo Beckert	Board Supervisor, Assistant Secretary
Christopher Smith	Board Supervisor, Assistant Secretary

Also present were:

Debby Wallace	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Wallace called the meeting to order at 10:43 a.m. confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

There were no audience members present.

Ms. Wallace administered the Oath of Office to Mr. Beckert before the meeting.
Mr. Beckert will accept compensation.

THIRD ORDER OF BUSINESS **Consideration of Regular Board of
Supervisors Meeting Minutes for July
11, 2023**

On a Motion by Mr. Smith, seconded by Mr. Beckert, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes for July 11, 2023, as presented, for the Connerton East Community Development District.

FOURTH ORDER OF BUSINESS **Ratification of Operation and
Maintenance Expenditures for June
2023**

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On a Motion by Mr. Smith, seconded by Ms. Campagna, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures June 2023 (\$22,839.51), for the Connerton East Community Development District

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FIFTH ORDER OF BUSINESS

Appointment of Open Board Seat

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Ms. Evans recommended Charlie Peterson for the open Board Supervisor seat.

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On a Motion by Mr. Smith, seconded by Ms. Campagna, with all in favor, The Board of Supervisors appointed Charlie Peterson for Seat 3 with a term expiring 2024, for the Connerton East Community Development District.

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SIXTH ORDER OF BUSINESS

**Public Hearing on Adopting FY
2023/2024 Budget**

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On a Motion by Ms. Campagna, seconded by Mr. Beckert with all in favor, the Board of Supervisors opened the public hearing on FY 2023/2024 budget, for the Connerton East Community Development District.

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Ms. Wallace reviewed the proposed budget noting that no changes had been made to the proposed budget. There were no public comments put forward.

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On a Motion by Ms. Campagna, seconded by Mr. Beckert, with all in favor, the Board of Supervisors closed the public hearing on FY 2023/2024 final budget, for the Connerton East Community Development District.

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SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05;
Adopting Fiscal Year 2023-2024
Budget**

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On a Motion by Ms. Campagna, seconded by Mr. Beckert, with all in favor, the Board of Supervisors approved Resolution 2023-05; Adopting Fiscal Year 2023-2024 Final Budget (totaling \$811,886) as presented, for the Connerton Community Development District.

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EIGHTH ORDER OF BUSINESS

**Public Hearing on Adopting & Levying
of Assessments to Fund FY 2023/2024**

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On a Motion by Ms. Campagna, seconded by Mr. Smith, with all in favor, the Board of Supervisors opened the public hearing on levying assessments to fund FY 2023/2024, for the Connerton East Community Development District.

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Ms. Wallace reviewed the purpose of the public hearing and the resolution to adopt the assessments. There were no Board questions or public comments put forward.

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On a Motion by Mr. Smith, seconded by Mr. Beckert, with all in favor, the Board of Supervisors closed the public hearing on levying assessments to fund FY 2023/2024, for the Connerton East Community Development District.

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77 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06;
Adopting Levy of Special
Assessments**

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On a Motion by Ms. Campagna, seconded by Mr. Beckert, with all in favor, the Board of Supervisors approved Resolution 2023-06, imposing special assessments, and certifying the assessment roll, for Connerton East Community Development District.

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82 **TENTH ORDER OF BUSINESS**

**Consideration of Special Warranty
Deed**

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Mr. Vericker reviewed the special warranty deed with the Board.

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On a Motion by Ms. Campagna, seconded by Mr. Beckert, with all in favor, the Board of Supervisors approved the Special Warranty Deed, for Connerton East Community Development District.

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88 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Quit Claim Deed
Tract A-11**

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Mr. Vericker reviewed the Quit Claim Deed Tract A-11 with the Board.

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On a Motion by Ms. Campagna, seconded by Mr. Beckert, with all in favor, the Board of Supervisors approved the Quit Claim Deed Tract A-11, for Connerton East Community Development District.

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94 **TWELFTH ORDER OF BUSINESS**

**Consideration of Assignment of Plat
Responsibilities and Easements**

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Mr. Vericker reviewed the Assignment of Plat Responsibilities and Easements with the board.

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On a Motion by Ms. Campagna, seconded by Mr. Beckert, with all in favor, the Board of Supervisors approved the Assignment of Plat Responsibilities and Easements, for Connerton East Community Development District.

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101 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of District Services
Addendum**

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On a Motion by Mr. Smith, seconded by Mr. Beckert, with all in favor, the Board of Supervisors approved District Services Addendum, for Connerton East Community Development District.

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FOURTEENTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

No report.

B. District Engineer

Not present.

C. Aquatic Report

The Board asked that Sitex add 4.1 to the report.

The Board asked that Sitex add Village 3, Phase 1, and 3B Townhouse in the proposal for the next meeting agenda.

D. District Manager Report

Ms. Wallace reminded the Board of Supervisors that the next meeting is scheduled for September 12, 2023, at 5:00 p.m., at Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Beckert, seconded by Mr. Smith, the Board approved to adjourn the meeting at 10.53 a.m. for the Connerton East Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

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 July 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$24,041.40**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher Smith	100128	CS071123	Board of Supervisors Meeting 07/11/23	\$ 200.00
Gig Fiber, LLC	100121	1761	Solar Light Lease 05/23	\$ 4,600.00
Gig Fiber, LLC	100129	1852	Solar Light Lease 07/23	\$ 2,750.00
IPFS Corporation	070523-1	GAA-D21455 Payment 10 of 11 ACH	Insurance Installments Pmt#10 07/23	\$ 727.00
Jayman Enterprises, LLC	100122	2606	Dog Park Maintenance 06/23	\$ 260.00
Kelly Evans	100130	KE071123	Board of Supervisors Meeting 07/11/23	\$ 200.00
Lori Campagna	100131	LC071123	Board of Supervisors Meeting 07/11/23	\$ 200.00
Lutz Hotel Management, LLC	100120	062323 Lutz	Board Meeting Room Rental 07/11/23	\$ 81.33
Lutz Hotel Management, LLC	100132	071923 Lutz	Board Meeting Room Rental 08/08/23	\$ 81.33
Rizzetta & Company, Inc.	100119	INV0000081386	District Management Fees 07/23	\$ 4,100.00
Sitex Aquatics, LLC	100123	7613B	Monthly Lake Management 07/23	\$ 410.00
Steadfast Contractors Alliance, LLC	100124	SM-9356	Landscape Maintenance 07/23	\$ 4,899.00
Steadfast Contractors Alliance, LLC	100127	SM-9384	Irrigation Repairs 06/23	\$ 120.00
Straley Robin Vericker	100133	23310	Legal Services 06/23	\$ 5,163.50
Times Publishing Company	100134	Ad #0000290311 07/19/23	Legal Advertising 07/19/23	\$ 116.80
Withlacoochee River Electric Cooperative, Inc.	100125	2221915 06/23	10129 Campanula CT 06/23	\$ 41.38

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	100125	2259463	21567 Violet Periwinkle Drive 06/23	\$ 43.93
Withlacoochee River Electric Cooperative, Inc.	100126	2243217 06/23	9639 Flourish Dr - Reclaim Water 06/23	\$ <u>47.13</u>
Report Total				\$ <u>24,041.40</u>

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CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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Operation and Maintenance Expenditures August 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,395.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher J. Smith	100139	CS080823	Board of Supervisors Meeting 08/08/23	\$ 200.00
Gig Fiber, LLC	100140	1893	Solar Light Lease 07/23	\$ 2,750.00
IPFS Corporation	080223-21	GAA-D21455 Payment 10 of 11 ACH	Insurance Installments Pmt#10 08/23	\$ 727.00
Jayman Enterprises, LLC	100136	2648	Dog Park Maintenance 07/23	\$ 260.00
Jayman Enterprises, LLC	100141	2678	Purchase and Install White PVC Caps 08/23	\$ 125.00
Paulo Beckert	100142	PB080823	Board of Supervisors Meeting 08/08/23	\$ 200.00
Rizzetta & Company, Inc.	100135	INV0000082249	District Management Fees 08/23	\$ 4,100.00
Steadfast Contractors Alliance, LLC	100138	SM-9640	Landscape Maintenance 08/23	\$ 4,899.00
Withlacoochee River Electric Cooperative, Inc.	100137	2221915 07/23	10129 Campanula CT 07/23	\$ 42.56
Withlacoochee River Electric Cooperative, Inc.	100137	2243217 07/23	9639 Flourish Dr - Reclaim Water 07/23	\$ 47.75
Withlacoochee River Electric Cooperative, Inc.	100137	2259463 07/23	21567 Violet Periwinkle Drive 07/23	\$ <u>43.86</u>
Report Total				\$ <u>13,395.17</u>