



Rizzetta & Company

# Connerton West Community Development District

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**Board of Supervisors'  
Regular Meeting  
November 1, 2021**

District Office:  
12750 Citrus Park Lane, Suite 115  
Tampa, Florida 32625  
813.933.5571

[www.connertonwestcdd.org](http://www.connertonwestcdd.org)

# CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT AGENDA

At Club Connerton located at 21100 Fountain Garden Way, Land O Lakes, FL 34638.

<b>District Board of Supervisors</b>	Vacant Daniel Novak Chris Kawalec Steven Daly Tyson Krutsinger	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Attorney</b>	Roy Van Wyk	KE Law, PLLC
<b>District Engineer</b>	Greg Woodcock	Cardno

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE · 5844 OLD PASCO RD SUITE 100, WESLEY CHAPEL, FL 33544**  
**www.connertonwestcdd.org**

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

October 25, 2021

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, November 1, 2021 6:00 p.m.**, at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638. The following is the agenda for this meeting.

**BOARD OF SUPERVISORS MEETING**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A. District Counsel**
    1. Update on Licensing Agreement for Easements.....Tab 1
  - B. District Engineer**
    1. Update on Trail Project
    2. Update on Storybrook
    3. Discussion on Budget of Bonds Contract
    4. Consideration of Shade Structure Cost Proposal..... Tab 2
  - C. Field Inspection Report**
    1. October Field Inspection Report.....Tab 3
  - D. Irrigation Report.....Tab 4**
  - E. Aquatics Report.....Tab 5**
  - F. Property Maintenance Report – Stan Zeurcher.....Tab 6**
    1. Update on Tools for CDD
  - G. District Manager**
    1. October District Manager Report.....Tab 7
    2. September Financial Statement.....Tab 8
    3. Update on CCC
- 4. BUSINESS ITEMS**
  - A. Consideration of Second Addendum to the Contract for Professional District Services.....Tab 9**
  - B. Consideration of Berger Audit Engagement Letter for FY 2021.....Tab 10**
  - C. Consideration of Cutback Proposals.....Tab 11**
  - D. Consideration of “No Fishing” Sign Proposal.....Tab 12**
  - E. Consideration of Pump Station Replacement Proposals.....Tab 13**
  - F. Consideration of Resumes for Open Seat.....Tab 14**
  - G. Consideration of Resolution 2022-01, Re-Designating Officers.....Tab 15**

- 5. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors'  
Regular Meeting held on October 4, 2021.....Tab 16
  - B. Consideration of Operation and Maintenance  
Expenditures for September 2021.....Tab 17
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

I 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,  
*Matthew Huber*  
Matthew Huber  
District Manager

cc: Roy Van Wyk, KE Law Group.

# Tab 8



Rizzetta & Company

# **Connerton West Community Development District**

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**Financial Statements  
(Unaudited)**

**August 31, 2021**

**Prepared by: Rizzetta & Company, Inc.**

[connertonwestcdd.org](http://connertonwestcdd.org)  
[rizzetta.com](http://rizzetta.com)

**Connerton West Community Development District**

Balance Sheet

As of 8/31/2021

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>							
Cash In Bank	15,392	0	0	0	15,392	0	0
Investments	322,777	0	1,082,761	465,303	1,870,841	0	0
Investments--Reserves	0	544,556	0	0	544,556	0	0
Accounts Receivable	1,250	0	0	0	1,250	0	0
Accounts Receivable Other	0	0	0	0	0	0	0
Prepaid Expenses	4,943	0	0	0	4,943	0	0
Deposits	18,765	0	0	0	18,765	0	0
Due From Other Funds	26,424	0	0	0	26,424	0	0
Fixed Assets	0	0	0	0	0	46,723,379	0
Amount Available in Debt Service	0	0	0	0	0	0	1,082,761
Amount To Be Provided Debt Service	0	0	0	0	0	0	14,872,239
<b>Total Assets</b>	<b>389,550</b>	<b>544,556</b>	<b>1,082,761</b>	<b>465,303</b>	<b>2,482,170</b>	<b>46,723,379</b>	<b>15,955,000</b>
<b>Liabilities</b>							
Accounts Payable	116,654	0	0	0	116,654	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	27,241	0	0	0	27,241	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	0	26,424	0	0	26,424	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	15,955,000
<b>Total Liabilities</b>	<b>143,895</b>	<b>26,424</b>	<b>0</b>	<b>0</b>	<b>170,319</b>	<b>0</b>	<b>15,955,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	228,779	407,992	1,757,179	527,722	2,921,673	46,723,379	0
Net Change in Fund Balance	16,876	110,140	(674,418)	(62,419)	(609,822)	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>245,654</b>	<b>518,132</b>	<b>1,082,761</b>	<b>465,303</b>	<b>2,311,851</b>	<b>46,723,379</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>389,550</b>	<b>544,556</b>	<b>1,082,761</b>	<b>465,303</b>	<b>2,482,170</b>	<b>46,723,379</b>	<b>15,955,000</b>

See Notes to Unaudited Financial Statements

**Connerton West Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	49	49	0.00%
Special Assessments					
Tax Roll	1,347,344	1,347,344	1,360,451	13,107	0.97%
Off Roll	86,389	86,389	86,389	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	230	230	0.00%
<b>Total Revenues</b>	<b>1,433,733</b>	<b>1,433,733</b>	<b>1,447,119</b>	<b>13,386</b>	<b>0.93%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	11,000	9,800	1,200	18.33%
Financial & Administrative					
Administrative Services	5,800	5,317	5,317	0	8.33%
District Management	35,715	32,739	32,783	(44)	8.21%
District Engineer	30,000	27,500	48,648	(21,148)	(62.16)%
Disclosure Report	7,600	7,600	8,000	(400)	(5.26)%
Trustee Fees	8,000	8,000	17,955	(9,955)	(124.43)%
Tax Collector/Property Appraiser Fees	0	0	150	(150)	0.00%
Assessment Roll	5,250	5,250	5,250	0	0.00%
Financial & Revenue Collections	5,250	4,813	4,813	0	8.33%
Accounting Services	22,000	20,167	20,167	0	8.33%
Auditing Services	4,475	4,475	4,475	0	0.00%
Arbitrage Rebate Calculation	1,000	1,000	2,000	(1,000)	(100.00)%
Public Officials Liability Insurance	3,025	3,025	2,888	137	4.52%
Legal Advertising	2,000	1,833	7,029	(5,196)	(251.45)%
Miscellaneous Mailings	500	500	0	500	100.00%
Dues, Licenses & Fees	500	500	6,937	(6,437)	(1,287.40)%
Website Hosting, Maintenance, Backup (and Email)	3,500	3,325	3,463	(138)	1.07%
Legal Counsel					
District Counsel	60,000	55,000	62,722	(7,722)	(4.53)%
Law Enforcement					
Deputy	8,500	7,792	7,125	667	16.17%
Electric Utility Services					
Utility Services	39,000	35,750	36,107	(357)	7.41%



**Connerton West Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Street Lights-Collector Roads	65,000	59,583	68,115	(8,532)	(4.79)%
Street Lights-Neighborhood Roads	165,000	151,250	175,082	(23,832)	(6.11)%
Water-Sewer Combination Services					
Utility Services	2,000	1,833	5,232	(3,399)	(161.59)%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	20,000	18,333	9,188	9,146	54.06%
Stormwater System Maintenance	500	458	14,900	(14,442)	(2,880.00)%
Stormwater Assessment	100	100	0	100	100.00%
Aquatic Maintenance	48,180	44,165	53,833	(9,668)	(11.73)%
Ground Water Testing	12,520	11,477	5,760	5,717	53.99%
Miscellaneous Expenses	500	458	0	458	100.00%
Other Physical Environment					
Field Maintenance Personnel	50,000	45,833	48,350	(2,516)	3.30%
General Liability Insurance	3,575	3,575	3,413	162	4.53%
Property Insurance	7,340	7,340	7,341	(1)	(0.01)%
Utility Bonds-Street Lights	0	0	7,356	(7,356)	0.00%
Entry & Walls Maintenance	500	458	0	458	100.00%
Landscape Maintenance	386,800	354,567	412,953	(58,386)	(6.76)%
Irrigation Maintenance	115,860	106,205	104,635	1,570	9.68%
Irrigation Phone Line	200	183	0	183	100.00%
Irrigation Repairs	40,000	36,667	25,426	11,241	36.43%
Landscape - Mulch	60,000	60,000	51,100	8,900	14.83%
Landscape Replacement Plants, Shrubs, Trees, Annuals	60,000	55,000	43,261	11,739	27.89%
Landscape Miscellaneous	1,500	1,375	0	1,375	100.00%
Field Operations - Landscape Inspections	8,400	7,700	7,700	0	8.33%
Holiday Decorations	15,000	15,000	15,932	(932)	(6.21)%
Road & Street Facilities					
Street Light/Decorative Light Maintenance	500	458	1,365	(907)	(173.00)%
Sidewalk Repair & Maintenance	3,300	3,025	52,272	(49,247)	(1,484.00)%
Parks & Recreation					
Fountain Service Contract	3,000	2,750	2,750	0	8.33%
Fountain Repairs	500	458	0	458	100.00%

**Connerton West Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Vehicle Maintenance	500	458	0	458	100.00%
Playground Equipment and Maintenance	500	458	2,500	(2,042)	(400.00)%
Boardwalk and Bridge Maintenance	500	458	0	458	100.00%
Wildlife Management Services	9,600	8,800	8,800	0	8.33%
Miscellaneous Expenses	12,000	11,000	12,836	(1,836)	(6.96)%
Contingency					
Miscellaneous Contingency	86,243	79,056	4,517	74,539	94.76%
Total Expenditures	<u>1,433,733</u>	<u>1,324,069</u>	<u>1,430,243</u>	<u>(106,174)</u>	<u>0.24%</u>
Excess of Revenue Over (Under) Expenditures	0	109,664	16,876	(92,788)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	109,664	16,876	(92,788)	0.00%
Fund Balance, Beginning of Period	0	0	228,779	228,779	0.00%
Fund Balance, End of Period	<u>0</u>	<u>109,664</u>	<u>245,654</u>	<u>135,991</u>	<u>0.00%</u>

**Connerton West Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	63	63	0.00%
Special Assessments				
Tax Roll	<u>136,500</u>	<u>136,500</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>136,500</u>	<u>136,563</u>	<u>63</u>	<u>0.05%</u>
Expenditures				
Contingency				
Capital Outlay	50,000	15,424	34,576	69.15%
Capital Reserve	<u>136,500</u>	<u>11,000</u>	<u>125,500</u>	<u>91.94%</u>
Total Expenditures	<u>186,500</u>	<u>26,424</u>	<u>160,076</u>	<u>85.83%</u>
Excess of Revenue Over (Under) Expenditures	<u>(50,000)</u>	<u>110,140</u>	<u>160,140</u>	<u>(320.27)%</u>
Other Financing Sources (Uses)				
Carryforward Fund Balance	50,000	0	(50,000)	(100.00)%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>110,140</u>	<u>110,140</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	407,992	407,992	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>518,132</u></u>	<u><u>518,132</u></u>	<u><u>0.00%</u></u>

**Connerton West Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2018A

From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	29	29	0.00%
Special Assessments				
Tax Roll	<u>628,029</u>	<u>633,575</u>	<u>5,546</u>	<u>0.88%</u>
Total Revenues	<u>628,029</u>	<u>633,604</u>	<u>5,574</u>	<u>0.89%</u>
Expenditures				
Debt Service				
Interest	263,029	257,673	5,357	2.03%
Principal	<u>365,000</u>	<u>365,000</u>	0	<u>0.00%</u>
Total Expenditures	<u>628,029</u>	<u>622,673</u>	<u>5,357</u>	<u>0.85%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>10,931</u>	<u>10,931</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>10,931</u>	<u>10,931</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	393,349	393,349	0.00%
Fund Balance, End of Period	<u>0</u>	<u>404,280</u>	<u>404,280</u>	<u>0.00%</u>

**Connerton West Community Development District**

Statement of Revenues and Expenditures  
 201 - Debt Service Fund Series 2006/2018  
 From 10/1/2020 Through 8/31/2021  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	56	56	0.00%
Special Assessments				
Tax Roll	292,753	295,339	2,585	0.88%
Off Roll	371,972	304,445	(67,528)	(18.15)%
Prepayments	0	1,002,813	1,002,813	0.00%
<b>Total Revenues</b>	<u>664,726</u>	<u>1,602,652</u>	<u>937,926</u>	<u>141.10%</u>
<b>Expenditures</b>				
Debt Service				
Interest	489,726	462,028	27,698	5.65%
Principal	175,000	1,830,000	(1,655,000)	(945.71)%
<b>Total Expenditures</b>	<u>664,726</u>	<u>2,292,028</u>	<u>(1,627,302)</u>	<u>(244.81)%</u>
Excess of Revenue Over (Under) Expenditures	0	(689,376)	(689,376)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(689,376)	(689,376)	0.00%
Fund Balance, Beginning of Period	0	1,194,581	1,194,581	0.00%
Fund Balance, End of Period	<u>0</u>	<u>505,205</u>	<u>505,205</u>	<u>0.00%</u>

**Connerton West Community Development District**

Statement of Revenues and Expenditures

203 - Debt Service Fund Series 2015

From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	9	9	0.00%
Special Assessments				
Tax Roll	160,736	162,155	1,419	0.88%
Total Revenues	<u>160,736</u>	<u>162,164</u>	<u>1,428</u>	<u>0.89%</u>
Expenditures				
Debt Service				
Interest	125,736	123,138	2,598	2.06%
Principal	35,000	35,000	0	0.00%
Total Expenditures	<u>160,736</u>	<u>158,138</u>	<u>2,598</u>	<u>1.62%</u>
Excess of Revenue Over (Under) Expenditures	0	4,026	4,026	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	4,026	4,026	0.00%
Fund Balance, Beginning of Period	0	169,250	169,250	0.00%
Fund Balance, End of Period	<u>0</u>	<u>173,276</u>	<u>173,276</u>	<u>0.00%</u>

**Connerton West Community Development District**

Statement of Revenues and Expenditures  
 300 - Capital Projects Fund Series 2018A  
 From 10/1/2020 Through 8/31/2021  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	28	28	0.00%
Total Revenues	<u>0</u>	<u>28</u>	<u>28</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	62,447	(62,447)	0.00%
Total Expenditures	<u>0</u>	<u>62,447</u>	<u>(62,447)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	0	(62,419)	(62,419)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(62,419)</u>	<u>(62,419)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	526,770	526,770	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>464,351</u></u>	<u><u>464,351</u></u>	<u><u>0.00%</u></u>

**Connerton West Community Development District**

Statement of Revenues and Expenditures  
301 - Capital Projects Fund Series 2006/2018  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenue Over (Under) Expenditures	0	0	0	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	924	924	0.00%
Fund Balance, End of Period	<u>0</u>	<u>924</u>	<u>924</u>	<u>0.00%</u>



**Connerton West Community Development District**

Statement of Revenues and Expenditures

303 - Capital Projects Fund Series 2015

From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenue Over (Under) Expenditures	0	0	0	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	29	29	0.00%
Fund Balance, End of Period	<u>0</u>	<u>29</u>	<u>29</u>	<u>0.00%</u>

**Connerton West CDD  
Investment Summary  
August 31, 2021**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2021</u>
The Bank of Tampa	Money Market	\$ 10,268
The Bank of Tampa ICS:		
The Huntington National Bank	Money Market	248,352
The Park National Bank	Money Market	64,157
	<b>Total General Fund Investments</b>	<b>\$ 322,777</b>
The Bank of Tampa ICS Reserve:		
NexBank	Money Market	\$ 248,352
Park National Bank	Money Market	47,852
Pacific Western Bank	Money Market	248,352
	<b>Total Reserve Fund Investments</b>	<b>\$ 544,556</b>
US Bank Series 2006A-2 Reserve	US Money Market Account-Managed	\$ 42,229
US Bank Series 2006A Revenue	US Money Market Account-Managed	95,355
US Bank Series 2015A-1 Reserve	US Bank Money Market 5	79,778
US Bank Series 2015A-2 Reserve	US Bank Money Market 5	17,825
US Bank Series 2015A - Revenue	US Bank Money Market 5	72,847
US Bank Series 2015A-1 Prepayment	US Bank Money Market 5	969
US Bank Series 2015A-2 Prepayment	US Bank Money Market 5	1,857
US Bank Series 2018A-1 Revenue	First American Treasury Obligation Fund Class Y	139,761
US Bank Series 2018A-1 Excess Revenue	First American Treasury Obligation Fund Class Y	75,373
US Bank Series 2018A-1 Reserve	First American Treasury Obligation Fund Class Y	123,153
US Bank Series 2018A-2 Reserve	First American Treasury Obligation Fund Class Y	65,994
US Bank Series 2018-1 Revenue	First American Treasury Obligation Fund Class Y	221,568
US Bank Series 2018-1 Reserve	First American Treasury Obligation Fund Class Y	146,031
US Bank Series 2018-2 Prepayment	First American Treasury Obligation Fund Class Y	21
	<b>Total Debt Service Fund Investments</b>	<b>\$ 1,082,761</b>
US Bank Series 2015 Construction	US Bank Money Market 5	\$ 29
US Bank Series 2018A Construction	First American Treasury Obligation Fund Class Y	464,351
US Bank Series 2018-1 Construction	First American Treasury Obligation Fund Class Y	923
	<b>Total Capital Projects Fund Investments</b>	<b>\$ 465,303</b>

**Connerton West Community Development District**

Summary A/R Ledger

001 - General Fund

From 8/1/2021 Through 8/31/2021

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
7/31/2021	Connerton Community Association. Inc.	ARB934	575.00
8/31/2021	Connerton Community Association. Inc.	OMR0821-1	675.00
		Total 001 - General Fund	1,250.00
Report Balance			1,250.00

**Connerton West Community Development District**

Aged Payables by Invoice Date

Aging Date - 5/1/2021

001 - General Fund

From 5/1/2021 Through 8/31/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Cardno, Inc.	5/6/2021	311338	Monthly Lake Management 04/21	3,530.00
Aquatic Weed Control, Inc.	6/30/2021	60950	Pond/Lake Maintenance 07/21	4,100.00
Capital Land Management Corporation	7/1/2021	211308	Landscape Maintenance 07/21	31,100.00
Capital Land Management Corporation	7/2/2021	211340	Proposal #302284 Seasonal Annual Change-out 07/21	12,650.00
Capital Land Management Corporation	7/14/2021	211360	Install Plant 07/21	662.90
KE Law Group, PLLC	8/1/2021	74	General/Monthly Legal Services 07/21	949.00
K. Johnson's Lawn & Landscaping, Inc.	8/2/2021	18109	Mowing Bike Trail 08/21	700.00
Kevin Eric Hamilton	8/3/2021	KH080321	Off Duty Patrols 08/21	200.00
Kevin Eric Hamilton	8/10/2021	KH081021	Off Duty Patrols 08/21	200.00
Jerry Richardson	8/16/2021	1522	Monthly Hog Removal Service 08/21	800.00
Jeremy R. Cohen	8/17/2021	JC081721	Off Duty Patrols 08/21	350.00
Times Publishing Company	8/18/2021	0000175352 08/18/21	Acct #119853 Legal Advertising 08/21	971.09
Capital Land Management Corporation	8/20/2021	211502	Fertilization 08/21	10,300.00
Mobile Mini, Inc.	8/22/2021	9011379425	Mobile Storage Rental Acct #10023746 09/21	223.19
Times Publishing Company	8/25/2021	0000175352 08/25/21	Acct #119853 Legal Advertising 08/21	967.08
Patrick J. Elmore	8/26/2021	PE082621	Off Duty Patrols 08/21	200.00
Ballenger & Company, Inc.	8/28/2021	21273	Repair Irrigation System 08/21	4,518.00
Ballenger & Company, Inc.	8/28/2021	21328	Irrigation Maintenance 08/21	8,175.00
Ballenger & Company, Inc.	8/28/2021	21339	Repair Irrigation System 08/21	1,425.00
Patrick J. Elmore	8/29/2021	PE082921	Off Duty Patrols 08/21	200.00
Pasco County BOCC	8/30/2021	083021 BOCC	Permit Application Fee 08/21	6,762.00
Jeremy R. Cohen	8/30/2021	JC083021	Off Duty Patrols 08/21	200.00
Connerton Community Association, Inc.	8/31/2021	202108	Stanley Zuercher Salary Reimbursement 08/21	3,429.00
Hopping Green & Sams	8/31/2021	124931	General/Monthly Legal Services 07/21	3,470.50
Hopping Green & Sams	8/31/2021	124932	Easement Enforcement 07/21	1,739.00
Aquatic Weed Control, Inc.	8/31/2021	62947	Pond/Lake Maintenance 08/21	3,950.00
KE Law Group, PLLC	9/6/2021	170	General/Monthly Legal Services 08/21	5,415.75

**Connerton West Community Development District**

Aged Payables by Invoice Date

Aging Date - 5/1/2021

001 - General Fund

From 5/1/2021 Through 8/31/2021

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Pasco County	9/7/2021	Pasco Water Summary A 08/21	Water Summary A 08/21	212.45
Stan Zuercher	9/10/2021	071321	John Deere 2 Cycle Fuel, Tune Up Kit, Oil Change, Misc 08/21	131.39
Stan Zuercher	9/10/2021	080921	John Deere 2 Cycle Fuel, Tune Up Kit, Oil Change, Misc 08/21	405.65
Cardno, Inc.	9/10/2021	530125	District Engineer 08/21	2,844.64
Cardno, Inc.	9/10/2021	530126	Monthly Lake Management 08/21	<u>5,872.50</u>
			Total 001 - General Fund	<u>116,654.14</u>
Report Total				<u><u>116,654.14</u></u>

**CONNERTON WEST  
COMMUNITY DEVELOPMENT DISTRICT  
Capital Improvement Revenue Bonds Series 2015**

**Construction Account Activity Through August 31, 2021**

<b>Inflows:</b>	<b>Debt Proceeds</b>	<b>\$</b>	<b>2,196,975.24</b>
	<b>Underwriter's Discount</b>		<b>107,282.72</b>
	<b>Total Debt Proceeds:</b>		<b>2,304,257.96</b>

<b>Interest Earnings</b>		<b>1,182.49</b>
<b>Reimbursement for O&amp;M Invoices Relating to CR#5</b>		<b>3,600.00</b>
<b>Total Inflows:</b>	<b>\$</b>	<b>2,309,040.45</b>

**Outflows: Requisitions**

<b>Requisition Date</b>	<b>Requisition Number</b>	<b>Contractor</b>	<b>Amount</b>	<b>Status with Trustee as of 08/31/21</b>
6/10/15	COI	Underwriter's Discount	\$ (107,282.72)	Cleared
6/10/15	COI	Nabors, Giblin, Nickerson PA	(50,000.00)	Cleared
6/10/15	COI	Rizzetta & Co., Inc.	(30,000.00)	Cleared
6/10/15	COI	Rizzetta & Co., Inc.	(5,000.00)	Cleared
6/10/15	COI	Greenberg Traurig	(16,750.00)	Cleared
6/10/15	COI	Hopping, Green and Sams, PA	(18,375.50)	Cleared
6/10/15	COI	Holland & Knight, LLP	(6,000.00)	Cleared
6/10/15	COI	Prager, Sealy & Co., LLP	(1,000.00)	Cleared
6/10/15	COI	Bryant Miller Oliver	(40,000.00)	Cleared
6/10/15	COI	US Bank - Trustee Fees	(5,500.00)	Cleared
6/10/15	COI	Image Master	(1,400.00)	Cleared
		<b>Total COI :</b>	<b>(281,308.22)</b>	
8/20/15	1	Hayman Woods, LLC	(86,514.03)	Cleared
8/25/15	2	Heidt Design	(140.00)	Cleared
8/25/15	3	Hopping, Green and Sams, PA	(1,056.50)	Cleared
8/25/15	4	RIPA & Associates, LLC	(76,071.25)	Cleared
9/30/15	5	Heidt Design	(5,025.75)	Cleared
9/30/15	6	Hopping Green & Sams	(1,579.00)	Cleared
11/30/15	7	Heidt Design	(4,071.25)	Cleared
11/30/15	8	Hopping Green & Sams	(1,514.50)	Cleared
11/30/15	9	RIPA & Associates, LLC	(57,582.82)	Cleared
11/30/15	10	RIPA & Associates, LLC	(43,078.94)	Cleared
1/14/16	11	Hayman Woods, LLC	Void	Void
Void	12	Heidt Design	Void	Void
1/14/16	13	Hopping Green & Sams	(2,923.00)	Cleared
2/5/16	14	Heidt Design	(43.13)	Cleared
2/5/16	15	RIPA & Associates, LLC	(1,200.00)	Cleared
2/5/16	16	RIPA & Associates, LLC	(69,539.20)	Cleared
4/5/16	17	Heidt Design	(2,978.79)	Cleared
4/5/16	18	Hopping Green & Sams	(1,979.89)	Cleared
4/5/16	19	The Kearney Companies	(75,592.54)	Cleared

**CONNERTON WEST  
COMMUNITY DEVELOPMENT DISTRICT  
Capital Improvement Revenue Bonds Series 2015**

**Construction Account Activity Through August 31, 2021**

5/3/16	20	Heidt Design	(430.00)	Cleared
5/3/16	21	Hopping Green & Sams	(1,336.00)	Cleared
5/3/16	22	The Kearney Companies	(609,987.14)	Cleared
6/2/16	23	The Kearney Companies	(472,671.99)	Cleared
7/5/16	11R	Hayman Woods, LLC	(34,143.02)	Cleared
7/8/16	24	Hopping Green & Sams	(280.00)	Cleared
7/8/16	25	The Kearney Companies	(133,895.76)	Cleared
7/29/16	26	Heidt Design	(43.75)	Cleared
7/29/16	27	Hopping Green & Sams	(868.00)	Cleared
8/31/16	28	Hopping Green & Sams	(667.79)	Cleared
8/31/16	29	The Kearney Companies	(93,659.44)	Cleared
9/29/16	30	Connerton Development Holdings, LLC	(98,670.28)	Cleared
12/31/16	31	Hopping Green & Sams	(4,891.00)	Cleared
3/31/17	32	Hopping Green & Sams	(1,185.00)	Cleared
5/4/17	33	Connerton Development Holdings, LLC	(144,083.89)	Cleared

**Total Requisitions :** (2,027,703.65)

**Total Requisitions & COI:** (2,309,011.87)

**Total Outflows:** (2,309,011.87)

**Series 2015 Construction Account Balance at August 31, 2021 \$** 28.58

**CONNERTON WEST  
COMMUNITY DEVELOPMENT DISTRICT  
Capital Improvement Revenue Bonds Series 2018**

**Construction Account Activity Through August 31, 2021**

<b>Inflows:</b>	<b>Debt Proceeds</b>	\$	5,869,520.19
	<b>Underwriter's Discount</b>		169,600.00
	<b>Total Debt Proceeds:</b>		6,039,120.19
	<b>Interest Earnings</b>		59,188.47
	<b>Transfer from Interest to Construction</b>		202.04
	<b>Total Inflows:</b>	\$	6,098,510.70

**Outflows: Requisitions**

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee as of 08/31/21
8/8/18	COI	Underwriter's Discount	\$ (169,600.00)	Cleared
8/8/18	COI	Nabors, Giblin, Nickerson PA	(50,000.00)	Cleared
8/8/18	COI	Bryant Miller Oliver	(37,500.00)	Cleared
8/8/18	COI	Rizzetta & Co., Inc.	(26,000.00)	Cleared
8/8/18	COI	Greenberg Traurig	(13,000.00)	Cleared
8/8/18	COI	US Bank - Trustee Fees	(4,755.15)	Cleared
8/8/18	COI	Image Master	(1,750.00)	Cleared
8/8/18	COI	Hopping, Green and Sams, PA	(50,000.00)	Cleared
		<b>Total COI :</b>	<b>(352,605.15)</b>	
8/31/18	CR1	Clearview Land Design, PL	(3,837.50)	Cleared
8/31/18	CR2	Stahl & Associates	(5,035.00)	Cleared
8/31/18	CR3	Deeb Construction & Development Co	(243,808.32)	Cleared
8/31/18	CR4	Ferguson Enterprises, Inc.	(3,533.41)	Cleared
8/31/18	CR5	Hopping, Green and Sams, PA	(1,453.70)	Cleared
8/31/18	CR6	Mack Concrete Industries, Inc.	(25,907.00)	Cleared
8/31/18	CR7	M.C Building Services, LLC	Void	Void
9/30/18	CR8	Deeb Construction & Development Co	(273,786.14)	Cleared
9/30/18	CR9	Ferguson Enterprises, Inc.	(4,693.04)	Cleared
9/30/18	CR10	Hopping, Green and Sams, PA	(1,641.50)	Cleared
9/30/18	CR11	Mack Concrete Industries, Inc.	(1,749.00)	Cleared
10/31/18	CR12	Clearview Land Design, PL	(1,817.50)	Cleared
10/31/18	CR13	Deeb Construction & Development Co	(357,360.97)	Cleared
10/31/18	CR14	Ferguson Enterprises, Inc.	(30,078.72)	Cleared
10/31/18	CR15	Hopping, Green and Sams, PA	(1,550.60)	Cleared
11/30/18	CR16	Clearview Land Design, PL	(425.00)	Cleared
11/30/18	CR17	Deeb Construction & Development Co	(428,747.81)	Cleared
11/30/18	CR18	Ferguson Enterprises, Inc.	(66,294.32)	Cleared
11/30/18	CR19	Hopping, Green and Sams, PA	(1,097.50)	Cleared
11/30/18	CR20	Mack Concrete Industries, Inc.	(21,472.00)	Cleared
11/30/18	CR21	Southern Precast Concrete Corp.	(16,532.00)	Cleared
12/31/18	CR22	Clearview Land Design, PL	(1,137.50)	Cleared



**CONNERTON WEST  
COMMUNITY DEVELOPMENT DISTRICT  
Capital Improvement Revenue Bonds Series 2018**

**Construction Account Activity Through August 31, 2021**

12/31/18	CR23	Deeb Construction & Development Co	(559,715.19)	Cleared
12/31/18	CR24	Ferguson Enterprises, Inc.	(60,104.42)	Cleared
12/31/18	CR25	Hopping, Green and Sams, PA	(664.00)	Cleared
12/31/18	CR26	Pasco Development Land 218, LLC	(725,620.21)	Cleared
1/31/19	CR27	Clearview Land Design, PL	(837.50)	Cleared
1/31/19	CR28	Deeb Construction & Development Co	(328,688.89)	Cleared
1/31/19	CR29	Ferguson Enterprises, Inc.	(24,191.31)	Cleared
1/31/19	CR30	Mack Concrete Industries, Inc.	Void	Void
1/31/19	CR31	Stahl & Associates	(10,000.00)	Cleared
2/15/19	CR32	Clearview Land Design, P.L	(200.00)	Cleared
2/15/19	CR33	Deeb Construction & Development Co.	(287,585.73)	Cleared
2/15/19	CR34	Hopping Green and Sams	(1,936.40)	Cleared
3/31/19	CR35	Clearview Land Design, PL	(1,910.00)	Cleared
3/31/19	CR36	Deeb Construction & Development Co	(551,809.60)	Cleared
3/31/19	CR37	Ferguson Enterprises, Inc.	(93,433.64)	Cleared
3/31/19	CR38	GeoPoint Surveying, Inc.	(3,500.00)	Cleared
3/31/19	CR39	Hopping, Green and Sams, PA	(212.00)	Cleared
4/30/19	CR40	Clearview Land Design, PL	(600.00)	Cleared
4/30/19	CR41	Deeb Construction & Development Co	(387,048.78)	Cleared
5/31/19	CR42	Clearview Land Design, PL	(240.00)	Cleared
5/31/19	CR43	Deeb Construction & Development Co	(241,159.97)	Cleared
5/31/19	CR44	Hopping Green and Sams	(530.00)	Cleared
6/30/19	CR45	Clearview Land Design, PL	(240.00)	Cleared
6/30/19	CR46	Deeb Construction & Development Co	(118,359.22)	Cleared
6/30/19	CR47	Connerton West CDD	(730.00)	Cleared
7/31/19	CR48	Deeb Construction & Development Co	(216,489.93)	Cleared
7/31/19	CR49	Clearview Land Design, PL	(209.00)	Cleared
9/30/19	CR50	Clearview Land Design, PL	(180.00)	Cleared
9/30/19	CR51	Deeb Construction & Development Co	(89,484.97)	Cleared
9/30/19	CR52	Hopping Green and Sams	(636.00)	Cleared
11/30/19	CR53	Clearview Land Design, PL	(150.00)	Cleared
12/31/19	CR54	Clearview Land Design, PL	(180.00)	Cleared
1/31/20	CR55	Deeb Construction & Development Co	(9,325.00)	Cleared
1/31/20	CR56	Hopping Green and Sams	(530.00)	Cleared
3/31/20	CR57	Hopping Green and Sams	(381.21)	Cleared
4/30/20	CR58	Hopping Green and Sams	(381.21)	Cleared
4/30/20	CR59	Pasco Development Land 218, LLC	(536,682.71)	Cleared
9/30/20	Refund	Ferguson Enterprises, Inc.	923.68	Cleared

**Total Requisitions :** (5,744,981.74)

**Total Requisitions & COI:** (6,097,586.89)

**Total Outflows:** (6,097,586.89)

**Series 2018 Construction Account Balance at August 31, 2021 \$** 923.81

**CONNERTON WEST  
COMMUNITY DEVELOPMENT DISTRICT  
Capital Improvement Revenue Bonds Series 2018A**

**Construction Account Activity Through August 31, 2021**

<b>Inflows:</b>	<b>Debt Proceeds</b>	\$	<b>957,207.74</b>
	<b>Underwriter's Discount</b>		<b>120,600.00</b>
	<b>Total Debt Proceeds:</b>		<b>1,077,807.74</b>
	<b>Interest Earnings</b>		<b>22,993.42</b>
	<b>Total Inflows:</b>	<b>\$</b>	<b>1,100,801.16</b>

**Outflows: Requisitions**

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee as of 08/31/21
4/3/18	COI	Underwriter's Discount	\$ (120,600.00)	Cleared
4/3/18	COI	Nabors, Giblin, Nickerson PA	(50,000.00)	Cleared
4/3/18	COI	Bryant Miller Oliver	(37,500.00)	Cleared
4/3/18	COI	Rizzetta & Co., Inc.	(20,000.00)	Cleared
4/3/18	COI	Greenberg Traurig	(2,750.00)	Cleared
4/3/18	COI	Causey Demgen & Moore P.C	(2,000.00)	Cleared
4/3/18	COI	US Bank - Trustee Fees	(5,500.05)	Cleared
4/3/18	COI	MBS Capital Markets	(10,000.00)	Cleared
4/3/18	COI	Image Master	(1,250.00)	Cleared
4/3/18	COI	Hopping, Green and Sams, PA	(42,175.89)	Cleared
8/31/18	COI	Standards & Poor's Financial Services, LLC	(6,500.00)	Cleared
		<b>Total COI :</b>	<b>(298,275.94)</b>	
2/28/19	CR1	Clearview Land Design, PL	(6,706.95)	Cleared
2/28/19	CR2	Hopping, Green and Sams, PA	(1,055.50)	Cleared
3/31/19	CR3	Clearview Land Design, PL	(53.74)	Cleared
3/31/19	CR4	Hopping, Green and Sams, PA	(344.50)	Cleared
3/31/19	CR5	Connerton West 2018-1 Bond	(4,925.00)	Cleared
4/30/19	CR6	Cardno, Inc	(5,105.00)	Cleared
4/30/19	CR7	Hopping, Green and Sams, PA	(595.50)	Cleared
5/31/19	CR8	Clearview Land Design, PL	(2,354.06)	Cleared
5/31/19	CR9	Connerton West CDD	(39,500.00)	Cleared
5/31/19	CR10	Hopping, Green and Sams, PA	(662.50)	Cleared
5/31/19	CR11	Advanced Recreational Concepts, LLC	(73,269.50)	Cleared
6/30/19	CR12	Cardno, Inc	(3,638.00)	Cleared
6/30/19	CR13	Clearview Land Design, PL	(2,202.89)	Cleared
6/30/19	CR14	M.C Building Services LLC	(4,623.23)	Cleared
7/31/19	CR15	Clearview Land Design, PL	(1,102.00)	Cleared
7/31/19	CR16	Hopping, Green and Sams, PA	(503.50)	Cleared
7/31/19	CR17	M.C Building Services LLC	VOID	VOID
9/30/19	CR18	Clearview Land Design, PL	(1,112.02)	Cleared
9/30/19	CR19	Hopping, Green and Sams, PA	(1,374.00)	Cleared

**CONNERTON WEST  
COMMUNITY DEVELOPMENT DISTRICT  
Capital Improvement Revenue Bonds Series 2018A**

**Construction Account Activity Through August 31, 2021**

11/30/19	CR20	Advanced Recreational Concepts, LLC	(73,269.50)	Cleared
11/30/19	CR21	Clearview Land Design, PL	(18.13)	Cleared
11/30/19	CR22	Connerton West CDD	(5,600.00)	Cleared
11/30/19	CR23	Hopping, Green and Sams, PA	(212.00)	Cleared
11/30/19	CR24	Mortensen Engineering, Inc	(1,066.00)	Cleared
11/30/19	CR25	Play Space Services, Inc.	(28,573.20)	Cleared
12/31/19	CR26	Cardno, Inc	(8,025.27)	Cleared
12/31/19	CR27	Clearview Land Design, PL	(1,778.20)	Cleared
12/31/19	CR28	Play Space Services, Inc.	(3,174.80)	Cleared
1/31/20	CR29	Cardno, Inc	(1,010.06)	Cleared
1/31/20	CR30	Hopping, Green and Sams, PA	(265.00)	Cleared
3/31/20	CR31	Cardno, Inc	(1,780.48)	Cleared
3/31/20	CR32	Clearview Land Design, PL	(25.11)	Cleared
3/31/20	CR33	Connerton West CDD	(390.00)	Cleared
3/31/20	CR34	Hopping, Green and Sams, PA	(577.50)	Cleared
9/9/20	CR35	Hopping, Green and Sams, PA	(834.00)	Cleared
1/31/21	CR36	Cardno, Inc	(12,116.70)	Cleared
1/31/21	CR37	Connerton West CDD	(15,462.50)	Cleared
7/12/21	CR38	Blue Wave Lighting	(895.00)	Cleared
7/12/21	CR39	Cardno, Inc	(32,573.19)	Cleared
7/12/21	CR40	Site Master	(1,400.00)	Cleared
<b>Total Requisitions :</b>			<b>(338,174.53)</b>	

**Total Requisitions & COI: (636,450.47)**

**Total Outflows: (636,450.47)**

**Series 2018A Construction Account Balance at August 31, 2021 \$ 464,350.69**

**Connerton West Community Development District**  
**Notes to Unaudited Financial Statements**  
**August 31, 2021**

**Balance Sheet**

1. Trust statement activity has been recorded through 08/31/21.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

# Tab 15

**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Connerton West Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) desires to elect the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. \_\_\_\_\_ is elected Chairperson.

Section 2. \_\_\_\_\_ is elected Vice-Chairperson.

Section 3. \_\_\_\_\_ is elected Secretary.

Section 4. \_\_\_\_\_ is elected Assistant Secretary.

\_\_\_\_\_ is elected Assistant Secretary.

\_\_\_\_\_ is elected Assistant Secretary.

\_\_\_\_\_ is elected Assistant Secretary.

Section 5. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of October, 2021.

**ATTEST:**

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson/Vice-Chairperson

# Tab 16

**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 WEST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, October 4, 2021, at 4:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638

Present and constituting a quorum:

Daniel Novak	<b>Board Supervisor, Vice-Chairman</b>
Chris Kawalec	<b>Board Supervisor, Assistant Secretary</b>
Tyson Krutsinger	<b>Board Supervisor, Assistant Secretary</b>
Fredrick Lise	<b>Board Supervisor, Assistant Secretary</b>
Steven Daly	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company</b>
Daryl Adams	<b>District Manager, Rizzetta &amp; Company</b>
Jayna Cooper	<b>District Manager, Rizzetta &amp; Company</b>
Jason Liggett	<b>Field Services Manager, Rizzetta &amp; Company</b>
Roy Van Wyk	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Greg Woodcock	<b>District Engineer, Cardno</b>
Gail Huff	<b>Representative, Ballenger</b>
Deanne Klenke	<b>RASI</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Daryl Adams opened the regular CDD Meeting in person at 4:00 p.m. and noted that there were audience members in attendance.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

The Board received audience comments from Mr. and Mrs. Kessler regarding crab grass growing from CDD property onto their property and children knocking over their "no trespassing" sign.



**THIRD ORDER OF BUSINESS**

**STAFF REPORTS**

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**A. District Counsel**

Mr. Van Wyk updated the Board on existing easement issues and notified them that he is still working on it. The Board gave permission for the District Manager to reach out to the two Public Service residents that have fences on the easement.

**B. District Engineer Report**

The Boards review and discussed the AKCA's proposal for \$1,750.00.

On a motion from Mr. Kawalec, seconded by Mr. Krutsinger, with all in favor, the Board approved AKCA's proposal in the amount of \$1,750.00 for the Connerton West Community Development District.

The Board reviewed and discussed the Site Masters proposal for asphalt repair in the amount of \$8,000 and agreed to approve this proposal.

On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board approved the Site Masters proposal for \$8,000.00 for the Connerton West Community Development District.

The Board briefly discussed the drainage proposal and agreed to table this item until wintertime.

The Board discussed District Manager reaching out to the CCC to see if they can contribute to the Board Walk Project.

On a motion from Mr. Kawalec, seconded by Mr. Novak, with all in favor, the Board authorized District Manager to contact the CCC for additional help on the Board Walk Project for the Connerton West Community Development District.

On a motion from Mr. Novak, seconded by Mr. Krutsinger, with all in favor, the Board authorized District Manager to send a letter to the resident regarding their outfall that is causing pond bank erosion for the Connerton West Community Development District.

The Board requested District Engineer to send a map of the roads to the entire Board of Supervisors.

83       **C. Field Inspection Report**

84           The Board revied the Field Inspection report from Mr. Liggett

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86           The Board reviewed the proposal for CLM's Annuals in the amount of \$12,000.

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On a motion from Mr. Novak, seconded by Mr. Lise, with all in favor, the Board approved the CLM Annuals Proposal in the amount of \$12,000 for the Connerton West Community Development District.

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89       **D. Irrigation Report**

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91           The Board discussed the irrigation issue and agreed to bring in a contracted welder  
92           to investigate and repair the manifold with District Manager's approval.

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On a motion from Mr. Kawalec, seconded by Mr. Novak, with all in favor, the Board approved the Irrigation team to bring a contracted welder to investigate and repair the manifold with District Manager's approval, for the Connerton West Community Development District.

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95           The Board reviewed and discussed the Site Masters proposal for  
96           depression mediation in the amount of \$9,400 and agreed to approve this  
97           proposal.

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On a motion from Mr. Kawalec, seconded by Mr. Lise, with all in favor, the Board approved the Site Masters of Florida proposal for depression mediation at the discounted rate of \$9,400 with the work starting after Thanksgiving for the Connerton West Community Development District.

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100       **E. Aquatics Report**

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102           The Board received the Aquatics Report from Aquatic Weed Control.

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104           The Board received confirmation that the planting at pond 40 has been completed.  
105           They will keep an eye and update on algae.

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107           The Board of Supervisors is requesting Aquatic Weed Control to give the District  
108           Manager notice when they come out to service the District.

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110       **F. Property Maintenance Report- Mr. Zuercher**

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112           The Board receives maintenance report 8/23/21-9/5/21 and 9/6/21-9/19/2.

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114           The Board discusses giving Mr. Zuercher 4 weeks of paid time off and COBRA  
115           coverage.

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On a motion from Mr. Novak, seconded by Mr. Lise, with all in favor, the Board approved giving Mr. Zuercher 4 weeks of time off and the district will cover his Cobra Insurance until his insurance becomes active in 60 days for the Connerton West Community Development District.

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The Board discusses tool replacement for Mr. Zuercher.

On a motion from Mr. Lise, seconded by Mr. Daly, with all in favor, the Board approved to develop a tool replacement list for Mr. Zuercher and get approval from the Chair for the replacements, for the Connerton West Community Development District.

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**G. District Manager Report**

The Board received and reviewed the District Manager report.

Mr. Adams reminded the Board that the next meeting will be held on November 1, 2021, at 6:00 p.m. at the Club Connerton, 21100 Fountain Garden Way, Land O Lakes, FL 34638.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resignation of Mr. Lise**

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The Board discusses the resignation of Board of Supervisor, Mr. Lise.

On a motion from Mr. Kawalec, seconded by Mr. Novak, with all in favor, the Board accepted the resignation of Mr. Fredrick Lise effective immediately following the adjournment of this meeting, for the Connerton West Community Development District.

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The Board requested that the District Manager reach out to residents about the open seat for the Board. Also, the Board of Supervisors requested that the email inform the potential candidates to attend the next CDD meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01 – Re-Designating Officers of the District**

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The Board agreed to table the Resolution 2022-01, Re-Designating Officer of the District to the November meeting.

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The Board had an additional discussion on the Willow Vista signs not needing painting, and the two Arbors signs that need to be painted. The Board directed District Manager to reach out to the contact person at Caliente for referral of their signs.

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**SIXTH ORDER OF BUSINESS**

**Consideration of CLM Tree Removal Proposal**

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The Board reviewed the CLM Tree Removal Proposal in the amount of \$1,070.15

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On a motion from Mr. Krutsinger, seconded by Mr. Lise, with all in favor, the Board approved the CLM Tree Proposal in the amount of \$1,070.15, for the Connerton West Community Development District.

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**SEVENTH ORDER OF BUSINESS**                      **Consideration of Ratification of EGIS  
Renewal Proposal**

The Board reviewed and approved the EGIS Renewal Proposal.

On a motion from Mr. Kawalec, seconded by Mr. Krutsinger, with all in favor, the Board ratified EGIS Renewal proposal for the Connerton West Community Development District.

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**EIGHTH ORDER OF BUSINESS**                      **Discussion of Finalization of Fishing  
Policy Map**

The Board requested District Manager to obtain a proposal for 25 “no fishing” signs.

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**NINTH ORDER OF BUSINESS**                      **Discussion and Reconsideration of  
Cutback Proposal**

The Board requested the District Manager to get additional proposals for cutbacks and to send a letter to K. Johnson informing them to continue mowing but not to start the cutbacks.

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**TENTH ORDER OF BUSINESS**                      **Discussion of HOA/CDD Tunnel  
Expenses**

The Board approved the District Manager to reach out to the HOA informing them that the District will honor the current tunnel agreement. The District will not engage in additional expense outside of the current agreement.

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**ELEVENTH ORDER OF BUSINESS**                      **Consideration of Minutes of the Board  
of Supervisors’ Workshop Meeting,  
Held on September 13 ,2021**

Mr. Huber presented the minutes of the Board of Supervisors’ Workshop meeting held on September 13,2021.

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On a motion from Mr. Krutsinger, seconded by Mr. Kawalec, with all in favor, the Board approved the Minutes of the Boards’ Supervisor Workshop meeting held on September 13, 2021 for the Connerton West Community Development District.

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**TWELFTH ORDER OF BUSINESS**                      **Consideration of Operation and Maintenance Expenditures for August 2021**

The Board was presented with the Operation & Maintenance Expenditures for August 2021 in the amount of \$135,713.91. The Board requested Rizzetta pay the late fee on the WREC Expenditures for August 2021, also to look at the reclaim water charge for \$2,6527.20.

On a motion from Mr. Novak, seconded by Mr. Lise with all in favor, the Board approved to ratify the payment of invoice from the O&M Expenditures for August 2021 for \$ 135,713.91 with request from the Board that Rizzetta pay WREC Late Fee and looking into reclaimed water, for the Connerton West Community Development District.

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**THIRTEENTH ORDER OF BUSINESS**                      **Supervisor Requests**

During supervisor requests, Mr. Novak stated that he will work with Stan to get him a tablet to control the LED lights.

The Board requested that the District Manager reach out for funding from the CCC for the Playground Project.

211      **FOURTEENTH ORDER OF BUSINESS**                      **Adjournment**

On a motion from Mr. Krutsinger, seconded by Mr. Lise, the Board approved to adjourn the meeting at 7:07 p.m. for the Connerton West Community Development District.

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

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

# Tab 17

# CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida · (813) 994-1001  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.connertonwestcdd.org](http://www.connertonwestcdd.org)

## **Operation and Maintenance Expenditures September 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2021 through September 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:           **\$208,395.12**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson  
\_\_\_\_\_ Vice Chairperson  
\_\_\_\_\_ Assistant Secretary

# Connerton West Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Control, Inc.	3270	62947	Pond/Lake Maintenance 08/21	\$ 3,950.00
Aquatic Weed Control, Inc.	3280	60950	Pond/Lake Maintenance 07/21	\$ 4,100.00
Aquatic Weed Control, Inc.	3297	63012	Pond/Lake Maintenance 09/21	\$ 1,951.00
Ballenger & Company, Inc.	3271	21273	Repair Irrigation System 08/21	\$ 4,518.00
Ballenger & Company, Inc.	3271	21328	Irrigation Maintenance 08/21	\$ 8,175.00
Ballenger & Company, Inc.	3271	21339	Repair Irrigation System 08/21	\$ 1,425.00
Capital Land Management Corporation	3266	211502	Fertilization 08/21	\$ 10,300.00
Capital Land Management Corporation	3279	211308	Landscape Maintenance 07/21	\$ 31,100.00
Capital Land Management Corporation	3279	211340	Proposal #302284 Seasonal Annual Change-out 07/21	\$ 12,650.00



# Connerton West Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Capital Land Management Corporation	3279	211360	Install Plant 07/21	\$ 662.90
Capital Land Management Corporation	3298	211575	Landscape Maintenance 09/21	\$ 31,100.00
Cardno, Inc.	3264	311338	Monthly Lake Management 04/21	\$ 3,530.00
Cardno, Inc.	3283	530125	District Engineer 08/21	\$ 2,844.64
Cardno, Inc.	3283	530126	Monthly Lake Management 08/21	\$ 5,872.50
Cardno, Inc.	3291	528410	District Engineer 02/21	\$ 2,951.70
Christopher Kawalec	3292	CK091321	Board of Supervisors Meeting 09/13/21	\$ 200.00
Connerton Community Association, Inc.	3273	202108	Stanley Zuercher Salary Reimbursement 08/21	\$ 3,429.00
Daniel Novak	3294	DN091321	Board of Supervisors Meeting 09/13/21	\$ 200.00

## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
DG Morrison, Inc	3281	SO15013	Deposit For Installations 09/21	\$ 1,666.50
Egis Insurance Advisors LLC	3299	13972	Policy#100118738 Renew Policy 10/01/21-10/01/2022	\$ 14,321.00
Hopping Green & Sams	3274	124931	General/Monthly Legal Services 07/21	\$ 3,470.50
Hopping Green & Sams	3274	124932	Easement Enforcement 07/21	\$ 1,739.00
Jeremy R. Cohen	3284	JC081721	Off Duty Patrols 08/21	\$ 350.00
Jeremy R. Cohen	3284	JC083021	Off Duty Patrols 08/21	\$ 200.00
Jerry Richardson	3269	1522	Monthly Hog Removal Service 08/21	\$ 800.00
Jerry Richardson	3300	1533	Monthly Hog Removal Service 09/21	\$ 800.00
K. Johnson's Lawn & Landscaping, Inc.	3267	18109	Mowing Bike Trail 08/21	\$ 700.00

# Connerton West Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
KE Law Group, PLLC	3275	74	General/Monthly Legal Services 07/21	\$ 949.00
KE Law Group, PLLC	3287	170	General/Monthly Legal Services 08/21	\$ 5,415.75
Kevin Eric Hamilton	3286	KH080321	Off Duty Patrols 08/21	\$ 200.00
Kevin Eric Hamilton	3286	KH081021	Off Duty Patrols 08/21	\$ 200.00
Mobile Mini, Inc.	3276	9011379425	Mobile Storage Rental Acct #10023746 09/21	\$ 223.19
Pasco County	3288	Pasco Water Summary A	Water Summary A 08/21	\$ 212.45
Pasco County BOCC	3268	083021 BOCC	Permit Application Fee 08/21	\$ 6,762.00
Patrick J. Elmore	3285	PE082621	Off Duty Patrols 08/21	\$ 200.00
Patrick J. Elmore	3285	PE082921	Off Duty Patrols 08/21	\$ 200.00

## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc	3277	INV0000061121	District Management Fees 09/21	\$ 6,430.41
Rizzetta Technology Services, LLC	3278	INV0000007895	Email & Website Hosting Services 09/21	\$ 175.00
Stahl & Associates	3295	41372939 10/30/21	Utility Bond For WREC #41372939 Renewal	\$ 3,716.00
Stan Zuercher	3290	71321	John Deere 2 Cycle Fuel, Tune Up Kit, Oil Change, Misc 08/21	\$ 131.39
Stan Zuercher	3290	80921	John Deere 2 Cycle Fuel, Tune Up Kit, Oil Change, Misc 08/21	\$ 405.65
Stan Zuercher	3302	91621	John Deere Service Kit, Misc 09/21	\$ 538.13
Suncoast Pool Service	3301	7542	Fountain Service 09/21	\$ 250.00
Times Publishing Company	3265	0000175352 08/18/21	Acct #119853 Legal Advertising 08/21	\$ 971.09
Times Publishing Company	3265	0000175352 08/25/21	Acct #119853 Legal Advertising 08/21	\$ 967.08

# Connerton West Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tyson Krutsinger	3293	TK091321	Board of Supervisors Meeting 09/13/21	\$ 200.00
Withlacoochee River Electric Cooperative Inc.	3296	2101307.381	2101307 21739 Emory Oak PL 08/21	\$ 40.89
Withlacoochee River Electric Cooperative Inc.	3296	2101312.381	2101312 8949 Pleasant Woods Dr 08/21	\$ 40.21
Withlacoochee River Electric Cooperative Inc.	3296	Electric Summary Bill	Electric Summary Bill 08/21	<u>\$ 27,160.14</u>
<b>Report Total</b>				<b><u>\$ 208,395.12</u></b>