

**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.

**ZEPHYR RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Zephyr Ridge Community Development District was held on **Tuesday, October 27, 2015 at 11:14 a.m.** at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, and Florida 33544.

Present and constituting a quorum:

Bob Bishop	<b>Board Supervisor, Chairman</b>
Chip Jones	<b>Board Supervisor, Vice Chairman</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Adam Lerner	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Clifton Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
David Jae	<b>Lerner Real Estate Advisors</b> <i>(via speakerphone)</i>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Fischer called the meeting to order and performed roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Audit  
Committee Meeting Held on September 15,  
2105**

On a Motion by Mr. Bishop, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved the Minutes of the Audit Committee Meeting held on September 15, 2015 as presented for Zephyr Ridge Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on September 15, 2015**

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisor's Meeting held on September 15, 2015 as presented for Zephyr Ridge Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for September 2015**

On a Motion by Mr. Bishop, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2015 totaling \$6,560.43 for Zephyr Ridge Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Recommendation of Audit Committee Regarding Audit Services**

Mr. Fischer stated that the audit committee met prior to the Board of Supervisors' meeting and ranked the proposals from Berger, Toombs, Elam, Gaines, & Frank (336 points), Grau & Associates (353 points), and McDirmit Davis (396 points). The Committee is recommending that the Board enter into an agreement with McDirmit Davis, as the highest ranked bidder, to provide auditing services for the fiscal years 2015/2016, 2016/2017, and 2017/2018.

On a Motion by Mr. Jones, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved the Audit Committee's recommendation and authorized Staff to obtain an engagement letter from McDirmit Davis for auditing services for the fiscal years 2015/2016, 2016/2017, and 2017/2018 for Zephyr Ridge Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel**  
Not present
  
- B. District Engineer**  
Not present.

**C. District Manager**

Mr. Fischer stated that the next meeting is scheduled for November 17, 2015 at 11:00 a.m. if needed. The Board indicated that it would like to move the meeting dates to the first Tuesday of each month to coincide with the Chapel Creek meetings.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**


Mr. Bishop requested that Team Management be contacted to complete the proposed work at the front entry.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Mr. Blakley, seconded by Mr. Jones, with all in favor, the Board of Supervisors adjourned the meeting at 11:19 a.m. for Zephyr Ridge Community Development District.
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Secretary/Assistant Secretary

  
Chairman/Vice Chairman