

**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, February 2, 2016 at 5:30 p.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>

Also present were:

Sandy Oram	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tracy Robin	<b>District Counsel, Straley &amp; Robin</b> <i>(via conference call)</i>
David Jae	<b>Representative, Lerner Real Estate Advisors</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Oram 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 Board of Supervisors' Meeting held on December 15, 2015**

<p>On a Motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisor's Meeting held on December 15, 2015 as presented for Zephyr Ridge Community Development District.</p>
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**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for November and December 2015**

On a Motion by Mr. Jones, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November 2015 totaling \$5,761.59 for Zephyr Ridge Community Development District.

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 December 2015 totaling \$11,826.04 for Zephyr Ridge Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Landscape and Irrigation Maintenance**

Ms. Oram presented and reviewed the proposals submitted from Girard Environmental Services, Luke Brothers Inc., Yellowstone Landscape and ValleyCrest Landscape Maintenance. Discussion ensued.

On a Motion by Mr. Jones, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved Yellowstone Landscape's Proposal for Landscape and Irrigation Maintenance Services and entering into contract with Yellowstone Landscape for Zephyr Ridge Community Development District.

On a Motion by Mr. Jones, seconded by Mr. Blakely, with all in favor, the Board of Supervisors authorized Bob Bishop to work with District Management to select and approve a Scope of Services for additional services for the landscaping, i.e. monuments, cutbacks, etc. for Zephyr Ridge Community Development District.

The Board directed Ms. Oram to notify Team Management of termination of agreement.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal for Signage Repair and Painting**

Ms. Oram presented and reviewed the proposal from Visual Enhancements for signage repair and painting. The Board stated that they would like the work to commence immediately.

On a Motion by Mr. Jones, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved Visual Enhancements' proposal to repair two monuments, at the entrance and on the corner of Inspiration and Geiger Estate in the amount of (\$4,175.00) for Zephyr Ridge Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel**  
No report.
- B. District Engineer**  
Not present.
- C. District Manager**  
Ms. Oram stated that the next Board meeting is scheduled for March 1, 2016 at 11:30 a.m.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board of Supervisors adjourned the meeting at 5:50 p.m. for Zephyr Ridge Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman