

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, May 3, 2016 at 11:30 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	Board Supervisor, Chairman
Chip Jones	Board Supervisor, Vice Chairman
John Blakley	Board Supervisor, Assistant Secretary
Adam Lerner	Board Supervisor, Assistant Secretary

Also present were:

Sandy Oram	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin
David Jae	Representative, Lerner Real Estate Advisors

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 February 2, 2016

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 February 2, 2016 as presented for Zephyr Ridge Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for January
through March 2016**

On a Motion by Mr. Jones, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January 2016 totaling \$11,082.66 for Zephyr Ridge Community Development District.

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 February 2016 totaling \$6,487.94 for Zephyr Ridge Community Development District.

On a Motion by Mr. Blakley, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March 2016 totaling \$21,637.05 for Zephyr Ridge Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of Unaudited Financial
Statement**

Ms. Oram presented and reviewed the unaudited financial statement with the Board.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Lake Bank
Cleanup**

Ms. Oram presented and reviewed the proposals from K. Johnson Lawn & Landscaping and Yellowstone Landscape.

On a Motion by Mr. Jones, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved K. Johnson's proposal to perform the lake bed cleanup on ponds #2, #3, #4 and #6 for a total cost of \$13,100 for Zephyr Ridge Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2016/2017
Proposed Budget**

Ms. Oram presented and reviewed the fiscal year 2016/2017 proposed budget with the Board. Discussion ensued. The Board made several changes including adding \$30,000 to the new account "Special Amenity Center Account". Ms. Oram stated that she would incorporate the changes and present the approved proposed budget at the July 26th meeting.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2016-02,
Approving Fiscal Year 2016/2017 Proposed
Budget and Setting the Public Hearing on
the Final Budget**

Ms. Oram presented Resolution 2016-02, Approving Fiscal Year 2016/2017 Proposed Budget and Setting the Public Hearing on the Final Budget. The Board discussed changing their July meeting date from July 5th to July 26th due to the holiday.

On a Motion by Mr. Blakley, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved changing their July 5, 2016 meeting date to July 26, 2015 at 11:30 a.m. for Zephyr Ridge Community Development District.

On a Motion by Mr. Blakley, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2016-02, Approving Fiscal Year 2016/2017 Proposed Budget and Setting the Public Hearing on the Final Budget (July 26, 2016 at 11:30 a.m. at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Zephyr Ridge Community Development District.

NINTH 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 July 26, 2016 at 11:30 a.m. and the Board would be holding their public hearing on the fiscal year 2016/2017 final budget.

Ms. Oram announced that there were 209 voters in the District as of April 15, 2016.

Ms. Oram reminded the Board that they will need to have a landowner election in November for seats #3 – Michelle Pierce, #4 – Adam Lerner and #5 – John Blakley whose terms were expiring.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors adjourned the meeting at 12:30 p.m. for Zephyr Ridge Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman