

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, September 6, 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:

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.
Vivek Babbar	District Counsel, Straley Robin & Vericker

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 members present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on July 26, 2016

On a Motion by Mr. Blakley, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisor's Meeting held on July 26, 2016 as presented for Zephyr Ridge Community Development District.
--

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for June and July 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 June totaling \$19,776.89 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 July totaling \$8,169.32 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. There were no questions.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2016-06, Redesignating Secretary of the District

Ms. Oram presented and reviewed Resolution 2016-06, Redesignating Secretary of the District.

On a Motion by Mr. Jones, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved Resolution 2016-06, Redesignating Secretary (Eric Dailey) of the District for Zephyr Ridge Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2016-07, Redesignating Treasurer of the District

Ms. Oram presented and reviewed Resolution 2016-07, Redesignating Treasurer of the District.

On a Motion by Mr. Blakley, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved Resolution 2016-07, Redesignating Treasurer (Joe Kennedy) of the District for Zephyr Ridge Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2016-08, Redesignating Assistant Treasurer of the District

Ms. Oram presented and reviewed Resolution 2016-08, Redesignating Assistant Treasurer of the District.

On a Motion by Mr. Blakley, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2016-08, Redesignating Assistant Treasurer (Shawn Wildermuth) of the District for Zephyr Ridge Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2016-09,
Setting the Landowner Election**

Ms. Oram presented and reviewed Resolution 2016-09, Setting the Landowner Election.

On a Motion by Mr. Blakley, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2016-09, Setting the Landowner Election (November 1, 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.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar introduced and Mr. Jones presented and reviewed a Disclosure Statement to the purchasers of the lands described in the Plat of Zephyr Ridge Phase 1-A regarding construction of the road and drainage infrastructure.

On a Motion by Mr. Blakley, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved the Disclosure Statement as presented and authorized District Chairman/Vice Chairman to execute it for Zephyr Ridge Community Development District.

Mr. Jones presented the final form of the Forbearance Agreement which also ties to land sales to be executed by the Chairman or Vice Chairman and then it will be sent to the District's trustee (US Bank). The fully executed document will be sent to Ms. Oram for the District's records.

On a Motion by Mr. Jones, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved the final form of the Forbearance Agreement and authorized District Chairman/Vice Chairman to execute it for Zephyr Ridge Community Development District.

B. District Engineer

Not present.

C. District Manager

Ms. Oram stated that the next Board meeting is scheduled for November 1 2016 at 11:30 a.m.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Oram asked if there were any Supervisor requests. Mr. Jones asked for a motion to draft an agreement between D.R. Horton and the District to grant temporary easement across Tract C.

On a Motion by Mr. Blakley, seconded by Mr. Lerner, with all in favor, the Board of Supervisors authorized District Counsel to draft an agreement between D.R. Horton and the District to grant temporary easement across Tract C and authorized District Chairman/Vice Chairman to execute it for Zephyr Ridge Community Development District.

TWELFTH 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 11:53 a.m. for Zephyr Ridge Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman