

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 2, 2017 at 11:45 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

Also present were:

Adam Lerner	Board Supervisor, Assistant Secretary
Scott Campbell	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Matthew Huber	District Manager, Rizzetta & Company, Inc.
David Jae	Representative, Lerner Real Estate Advisors
Vivek Babbar	District Council; Straley Robin & Vericker <i>(via conference call)</i>
Kat Walley	Administrative Assistance, Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber 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

Presentation of Minutes of the Regular Meeting held on March 7, 2017

Mr. Huber presented the minutes of the Regular Meeting held on March 7, 2017.

On a Motion by Mr. Bishop, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved the Minutes of the Regular Meeting held on March 7, 2017 as presented for Zephyr Ridge Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for Feb and March 2017

Mr. Huber presented the Operation and Maintenance Expenditures for February and March 2017.

On a Motion by Mr. Bishop, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February (\$4,678.56) and March (\$11,324.73) for Zephyr Ridge Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Monthly Unaudited Financial Statement

Mr. Huber presented and reviewed the unaudited financial statement with the Board, there were no questions.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2017/2018 Proposed Budget

Mr. Huber presented the Budget for Fiscal Year 2017/2018 to the Board, there will be no increase, however, the funds will be redistributed to other areas that require more attention this upcoming year. The new Amenity Center was discussed as well

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-05, Approving Fiscal Year 2017/2018 Proposed Budget and Setting the Public

Mr. Huber presented Resolution 2017-05, Approving Fiscal Year 2017/2018 Proposed Budget and Setting the Public Hearing on the Final Budget.

On a Motion by Mr. Bishop, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved Resolution 2017-05, Approving Fiscal Year 2017/2018 Proposed Budget and Setting the Public Hearing (July 11, 2017 at 11:30 a.m. at Rizzetta & Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Zephyr Ridge Community Development District.

EIGHTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

The District Counsel had nothing to report to the Board.

B. District Engineer

Not Present

C. District Manager

Mr. Huber stated that the next Board meeting is scheduled for July 11, 2017 at 11:30 a.m. and the Board would be approving their budget at this meeting.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Huber asked if there were any Supervisor requests. Mr. Jones asked if the emails on the website and contact list be updated for future reference.

TENTH ORDER OF BUSINESS

Adjournment

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Mr. Huber stated that if there was no further business to come before then a motion to adjourn would be on order.

On Motion by Mr. Bishop, seconded by Mr. Blakely, with all in favor, the Board of Supervisors adjourned the meeting at 12:05 p.m. for Zephyr Ridge Community Development District.
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Secretary/Assistant Secretary

Chairman/Vice Chairman