

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, July 11, 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:

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

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 May 2, 2017

On a Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved the Minutes of the Regular Meeting held on May 2, 2017 as presented for Zephyr Ridge Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April and May 2017

Mr. Huber presented the Operation and Maintenance Expenditures for April and May 2017. A discussion regarding Duke Energy and the streetlights ensued.

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 April (\$7,888.17) and May (\$11,770.01) for Zephyr Ridge Community Development District.

FIFTH ORDER OF BUSINESS

Discussion regarding Collection of Assessments

Mr. Huber presented and reviewed the Assessment Roll and discussed adding Horton's Lots to the Roll.

On a Motion by Mr. Campbell, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Assessment Roll for Zephyr Ridge Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2017-06, Investment Policy

Mr. Huber presented the Resolution 2017-06, the Board approved as presented.

On a Motion by Mr. Blakely, seconded by Mr. Campbell, with all in favor, the Board of Supervisors approved the Consideration of Resolution 2017-06, Investment Policy as presented for Zephyr Ridge Community Development District.

SEVENTH ORDER OF BUSINESS

Public Hearing on Proposed Budget for Fiscal Year 2017/2018

Mr. Huber Opened the Public Hearing on the Final Budget Fiscal Year 2017/2018.

On a Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved the Public Hearing being opened for the Fiscal Year 2017/2018 Final Budget for Zephyr Ridge Community Development District.

EIGHTH ORDER OF BUSINESS

**Proposed Budget for Fiscal Year
2017/2018**

Mr. Huber presented the Fiscal Year 2017/2018 Proposed Budget, the Board discussed redistributing the funds, but keeping the budget amount the same.

On a Motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board of Supervisors closed the Public Hearing for Zephyr Ridge Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-08,
Adopting the Budget for Fiscal Year
2017/2018**

Mr. Huber presented Fiscal Year 2017/2018 Resolution 2017-08, Adopting the Budget, the Board had no questions.

On a Motion by Mr. Blakley, seconded by Mr. Campbell, with all in favor, the Board of Supervisors adopted the Resolution 2017-08, Adopting the Budget for Fiscal Year 2017/2018 totaling \$179,108.00 and the Total O&M Assessment is \$190,540.43 for Zephyr Ridge Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-09,
Providing for the Collection of Special
Assessments for Fiscal Year 2017/2018**

Mr. Huber presented Resolution 2017-09, providing for the Collection of Special Assessments for Fiscal Year 2017/2018, the Board approved subject to counsels final review.

On a Motion by Mr. Campbell, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Resolution 2017-09, providing for the Collection of Special Assessments for Fiscal Year 2017/2018 for Zephyr Ridge Community Development District.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Fiscal Year 2015/2016
Financial Audit**

Mr. Huber presented the Fiscal Year 2015/2016 Financial Audit, the Board had no questions.

On a Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors accepted the 2015/2016 Fiscal Year Financial Audit for Zephyr Ridge Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-07,
Setting the Meeting Schedule for Fiscal
Year 2017/2018**

Mr. Huber presented Resolution 2017-07, setting the Meeting Schedule for Fiscal Year 2017/2018. The Board discussed the dates and changed them to;

November 7, 2017

December 5, 2017 at 5:30 p.m. *

January 2, 2018

February 6, 2018

March 6, 2018

April 3, 2018

May 1, 2018

June 5, 2018

July 3, 2018

August 7, 2018 at 5:30 p.m. *

September 4, 2018

On a Motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the Resolution 2017-07, setting the Meeting Schedule for Fiscal Year 2017/2018 with approved changes for Zephyr Ridge Community Development District.

THIRTEENTH ORDER OF BUSINESS

Ratification of Pond Banks Agreement

Mr. Huber presented the Pond Banks Agreement, the Board discussed the condition to modify Yellowstone's contract..

On a Motion by Mr. Blakley, seconded by Mr. Campbell, with all in favor, the Board of Supervisors ratified the Pond Banks Agreement for Zephyr Ridge Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Presentation of Monthly Unaudited
Financial Statement**

Mr. Huber presented the Monthly Unaudited Financial Statement, a discussion ensued.

FIFTEENTH 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 presented the Registered Voter Statistics being 231 voters, a discussion ensued.

Mr. Huber stated that the next Board meeting is scheduled for September 5, 2017 at 11:30 a.m. The Board indicated a desire to cancel the meeting.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Huber asked if there were any Supervisor requests, there were none.

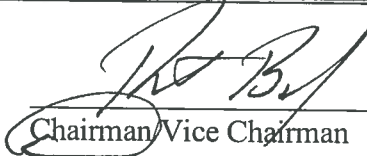
SEVENTEENTH ORDER OF BUSINESS

Adjournment

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. Campbell, seconded by Mr. Jones, with all in favor, the Board of Supervisors adjourned the meeting at 12:21 p.m. for Zephyr Ridge Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman