

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, November 7, 2017 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:

Scott Campbell	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Gus Garcia	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley Robin & Vericker
Tonja Stewart	District Engineer, Stantec Consulting
David Jae	Representative, Lerner Real Estate Advisors

FIRST ORDER OF BUSINESS

Call to Order

Mr. Garcia 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 from the Board
of Supervisors' Meeting held on July 11,
2017**

On a Motion by Mr. Jones, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on July 11, 2017 as presented for Zephyr Ridge Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for June, July,
August and September 2017**

Mr. Garcia presented the Operation and Maintenance Expenditures for June, July, August and September 2017.

On a Motion by Mr. Jones, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June (\$10,777.68), July (\$18,811.32), August (\$12,253.68) and September (\$9,477.40) for Zephyr Ridge Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of August Financial
Statements**

Mr. Garcia presented the August Financial Statements for informational purposes only. No Board action was necessary.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2018-01,
Designating Primary Administrative Office**

Mr. Garcia presented the Resolution 2018-01, Designating Primary Administrative Office.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved Resolution 2018-01, Designating Primary Administrative Office (Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Zephyr Ridge Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-02, Re-
designating an Assistant Secretary**

Mr. Garcia presented and reviewed Resolution 2018-02, Re-designating an Assistant Secretary.

On a Motion by Mr. Jones, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved Resolution 2018-02, Re-designating an Assistant Secretary (Gus Garcia) for Zephyr Ridge Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of LLS Tax Solutions'
Engagement Letter**

Mr. Garcia presented LLS Tax Solutions' Engagement Letter. He stated that the Chairman had approved the agreement on August 18th.

On a Motion by Mr. Jones, seconded by Mr. Blakley, with all in favor, the Board of Supervisors ratified the approval of LLS Tax Solutions' Engagement Letter for Zephyr Ridge Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Ms. Stewart gave the Board report regarding various items including stormwater management and the roads.

C. District Manager

Mr. Garcia stated that the next Board meeting is scheduled for December 5, 2017 at 5:30 p.m.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Garcia asked if there were any Supervisor requests. Mr. Jones requested that District management to review the contracts for Yellowstone and K. Johnson to get some clarification on their specific responsibilities and possible create a scope of service for each contractor.

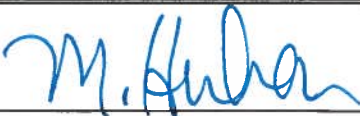
A request was made by the Board to have District Counsel and District Management draft a letter placing all homebuilders on notice about the roads and the stormwater management system.

ELEVENTH ORDER OF BUSINESS

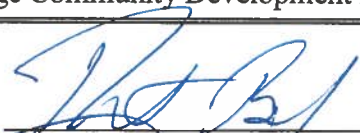
Adjournment

Mr. Garcia 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. Lerner, with all in favor, the Board of Supervisors adjourned the meeting at 12:06 p.m. for Zephyr Ridge Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman