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**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, February 6, 2018 at 11:53 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	<b>Board Supervisor, Chairman</b>
Chip Jones	<b>Board Supervisor, Vice Chairman</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Adam Lerner	<b>Board Supervisor, Assistant Secretary</b>
Scott Campbell	<b>Board Supervisor, Assistant Secretary</b> <i>(via conference call)</i>

Also present were:

Clifton Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tracy Robin	<b>District Counsel, Straley Robin &amp; Vericker</b>
Tonja Stewart	<b>District Engineer, Stantec Consulting</b> <i>(via conference call)</i>
David Jae	<b>Representative, Lerner Real Estate Advisors</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Fischer 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 November  
7, 2017**

<p>On a Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on November 7, 2017 as presented for Zephyr Ridge Community Development District.</p>
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**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for October, November, and December 2017**

Mr. Fischer presented the Operation and Maintenance Expenditures for October, November, and December 2017.

On a Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October (\$22,343.17), November (\$19,615.34), and December (\$10,061.53) for Zephyr Ridge Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of November Financial Statements**

Mr. Fischer presented the November Financial Statements for informational purposes only. No Board action was necessary.

**SIXTH ORDER OF BUSINESS**

**Discussion of Clubhouse Amenities Construction**

The Developer built the Clubhouse Amenities and will convey and update to the District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Robin reported that there has been no movement on Phase II and D.R. Horton.

**B. District Engineer**

No Report.

**C. District Manager**

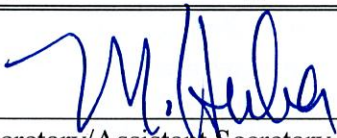
Mr. Fischer stated that the next Board meeting is scheduled for March 13, 2018 at 11:30 a.m.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

On Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors adjourned the meeting at 12:10 p.m. for Zephyr Ridge Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman