
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, June 5, 2018 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 <i>(via conference call)</i>
Adam Lerner	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, Stantec Consulting
David Jae	Representative, Lerner Real Estate Advisors

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

**Consideration of Minutes from the Board
of Supervisors' Meeting held on May 1,
2018**

Mr. Huber presented the Minutes from the Board of Supervisors' Meeting held on May 1, 2018 to the Board of Supervisors.

On a Motion by Mr. Bishop, seconded by Mr. Lerner with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on May 1, 2018, as presented for Zephyr Ridge Community Development District.
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FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2018

Mr. Huber presented the Operation and Maintenance Expenditures for April 2018 to the Board of Supervisors.

On a Motion by Mr. Lerner, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April (\$6,268.53), for Zephyr Ridge Community Development District.

FIFTH ORDER OF BUSINESS

Discussion of Table and Chart for Assessment

Mr. Huber presented the Table and Chart for Assessments to the Board of Supervisors.

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

SIXTH ORDER OF BUSINESS

District Counsel

Mr. Robins provided a recap of the e-mail regarding the Easement.

On a Motion by Mr. Jones, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved staff to move forward working on the Easement and authorize Chairman or Vice Chairman to execute the Easement outside of the regularly scheduled meeting, for Zephyr Ridge Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Not present.

B. District Engineer

Ms. Stewart informed the Board of Supervisors about the issues she was having with SWFWMD regarding Phase 1B. The Board instructed Ms. Stewart to reach out to SWFWMD to find out any previous correspondence that has taken place. Additionally, Ms. Stewart was directed to reach out to Clearview and Geo Point since they assisted the Board previously.

C. District Manager

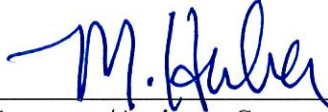
Mr. Huber reminded the Board of Supervisors that the next meeting is scheduled for June 5, 2018, at 11:30 a.m.

ELEVENTH 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. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors adjourned the meeting at 12:46 p.m., for Zephyr Ridge Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman