

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 special meeting of the Board of Supervisors of Zephyr Ridge Community Development District was held on **Tuesday, July 26, 2018 at 11:00 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
Scott Campbell	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, Stantec Consulting <i>(via conference call)</i>
Tracy Robin	District Counsel, Straley Robin & Vericker
Rob Rosen	Attorney

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 June 5, 2018

Mr. Huber presented the Minutes from the Board of Supervisors' Meeting held on June 5, 2018 to the Board of Supervisors.

On a Motion by Mr. Blakley, seconded by Mr. Jones with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on June 5, 2018, as presented for Zephyr Ridge Community Development District.

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47 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
48 **Maintenance Expenditures for May 2018**
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50 Mr. Huber presented the Operation and Maintenance Expenditures for May 2018 to the
51 Board of Supervisors.
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On a Motion by Mr. Campbell, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April (\$22,092.92), for Zephyr Ridge Community Development District.

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54 **FIFTH ORDER OF BUSINESS** **Consideration of Corrective Deeds for**
55 **Tract C in Phase 2D Replat**
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57 Mr. Robin explained the need for the Corrective Deeds for Tract C in Phase 2D Replat to
58 the Board of Supervisors.
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On a Motion by Mr. Jones, seconded by Mr. Blakley, with all in favor, the Board of Supervisors Authorize the Chair to execute Corrective Deed for Tract C in Phase 2, for Zephyr Ridge Community Development District.

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61 **SIXTH ORDER OF BUSINESS** **Discussion regarding selling CDD property**
62 **to resident**
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64 Ms. Kelly inquired about purchasing a piece of CDD property. The Board decided to not
65 allow Ms. Kelly to purchase CDD property.
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67 **SEVENTH ORDER OF BUSINESS** **Staff Reports**
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69 **A. District Counsel**

70 Mr. Robin informed the Board of Supervisors with an update on the ADA website.
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72 **B. District Engineer**

73 Ms. Stewart discussed the amenities turnover, pond treatment and the SWFWMD transfer to
74 operations.
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76 **C. District Manager**

77 Mr. Huber reminded the Board of Supervisors that the next meeting is scheduled for August
78 7, 2018, at 1:30 p.m.
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EIGHTH 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. Blakley, seconded by Mr. Campbell, with all in favor, the Board of Supervisors adjourned the meeting at 11:33 a.m., for Zephyr Ridge Community Development District.

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Secretary/Assistant Secretary



Chairman/Vice Chairman