

**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 **Wednesday, September 24, 2014 at 11:02 a.m.** at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, and FL 33544.

Present and constituting a quorum:

Michelle Pierce	<b>Board Supervisor, Chairman</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Bob Bishop	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tracy Robin	<b>District Counsel, Robin &amp; Robin</b>

**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**

No audience members present.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting Held on May 20, 2014**

On a Motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on May 20, 2014 as presented for the Zephyr Ridge Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for November  
through May 2014 through July 2014**

There were no questions regarding any of the invoices paid.

On a Motion by Ms. Pierce, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2014 (\$2,567.55), June 2014 (\$9,800.00), and July 2014 (\$21,797.90) as presented for the Zephyr Ridge Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding RFQ – District  
Engineer Services**

Mr. Huber opened the discussion regarding RFQ for engineering services. The Board directed staff to re-advertise the Request for Qualifications – Engineering Services.

**SIXTH ORDER OF BUSINESS**

**Presentation of September 30, 2013 Audit**

Mr. Robin reviewed the September 30, 2013 audit for the Board. A discussion ensued.

On a Motion by Mr. Blakley, seconded by Ms. Pierce, with all in favor, the Board of Supervisors accepted the September 30, 2013 as presented for the Zephyr Ridge Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Termination of Corporate  
Documents**

Mr. Robin presented the Termination of Corporate Documents. No association was ever formed in the original document. Ms. Pierce stated the same house plan cannot be built side by side.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved Termination of Corporate Documents as presented for the Zephyr Ridge Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Duke Energy Claim**

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Lerner will investigate the claim presented by Duke. No formal board action taken.

**NINTH ORDER OF BUSINESS**

**Consideration of Dissemination Agenda  
Proposal**

On a Motion by Mr. Blakley, seconded by Ms. Pierce, with all in favor, the Board of Supervisors approved the Dissemination Agenda Proposal as presented for the Zephyr Ridge Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-04;  
Setting Landowners Meeting**

On a Motion by Mr. Blakley, seconded by Ms. Pierce, with all in favor, the Board of Supervisors adopted Resolution 2014-04, Setting Landowners Election for November 18, 2014 at 11:00 a.m. to be held at Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 for the Zephyr Ridge Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-05,  
Setting Fiscal Year 2014/2015 Meeting  
Schedule**

On a Motion by Mr. Blakley, seconded by Ms. Pierce, with all in favor, the Board of Supervisors adopted Resolution 2014-05, Setting Fiscal Year 2014/2015 Meeting Schedule for Zephyr Ridge Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2014/2015  
Final Budget - Consideration of Resolution  
2014-02, Annual Appropriation**

On a Motion by Mr. Blakley, seconded by Ms. Pierce, with all in favor, the Board of Supervisors opened the public hearing for Zephyr Ridge Community Development District.

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

On a Motion by Mr. Blakley, seconded by Ms. Pierce, with all in favor, the Board of Supervisors adopted Resolution 2014-02, Annual Appropriation for Zephyr Ridge Community Development District.

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**THIRTEENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2014/2015  
Final Budget - Consideration of Resolution  
2014-03, Imposing Special Assessments**

On a Motion by Ms. Pierce, seconded by Mr. Blakley, with all in favor, the Board of Supervisors adopted Resolution 2014-03, Imposing Special Assessments for Zephyr Ridge Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
  
- B. District Engineer  
Not present.
  
- C. District Manager  
Mr. Huber stated that the next meeting was scheduled for September 16, 2014 at 11:00 a.m. unless the Board chooses to cancel the meeting.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Mr. Bishop, seconded by Ms. Pierce, with all in favor, the Board of Supervisors adjourned the meeting at 11:34 a.m. for the Zephyr Ridge Community Development District.

  
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Secretary Assistant Secretary

  
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Chairman/Vice Chairman