

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

**January 6, 2014 Minutes of Meeting**

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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.

**CHAPEL CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Chapel Creek Community Development District was held on **Monday, January 6, 2014, at 11:10 a.m.** at the offices of Rizzetta and Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

John Blakley	<b>Board Supervisor, Chairman</b>
Bob Bishop	<b>Board Supervisor, Assistant Secretary</b>
Chip Jones	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

David Jae	<b>Board Supervisor, Assistant Secretary</b> <i>(via speakerphone)</i>
Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Roy Van Wyk	<b>District Counsel, Hopping Green &amp; Sams</b> <i>(via speakerphone)</i>
Thomas Philpot	<b>District Counsel, Hopping Green &amp; Sams</b> <i>(via speakerphone)</i>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Brizendine called the meeting to order and read the roll call confirming a quorum. He stated that Mr. Jones had been sworn into office on November 20, 2013 by a licensed Florida Notary.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

It was noted that there were no members of the general public present to provide any comments on agenda items.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes from the Landowners' Meeting on November 4, 2013**

Mr. Brizendine stated that the Landowner Meeting minutes are being provided for informational purposes and did not need to be approved by the Board. He noted that if there were any corrections that the Board feels should be made, he would make them. There were none.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes from the Board of Supervisors' Meeting on November 4, 2013**

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 on November 4, 2013, for Chapel Creek Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for October and November**

Mr. Brizendine confirmed that the invoices for advertising all represent public hearings on the budget.

On a Motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of October 1-31, 2013 (\$626.17) and November 1-30, 2013 (13,364.56) for Chapel Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2006 Construction Requisitions #182 -#186**

Mr. Brizendine reviewed requisitions #182 through #186 and explained that each has been approved by the Chairman and District Engineer.

REQ. #	PAYEE	AMOUNT
182	Aventura Nursery & Landscaping, Inc.	\$52,712.76
183	CRS Building Corporation	\$10,705.75
184	Seminole Walls	\$21,873.00
185	Aventura Nursery & Landscaping, Inc.	\$45,297.55
186	Clearview Land Design, P.L.	\$2,231.10

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved the Series 2006 Construction Requisitions #182 - #186 for Chapel Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Van Wyk informed the Board that the Florida Legislature will be in regular session beginning in March 2014 and will host committee meetings during select weeks in January and February in advance of the session. Mr. Van Wyk reported that District Counsel will monitor bills as filed and considered by the Legislature to the extent any proposed legislation has the potential to impact the operations of the District. During the legislative session, Mr. Van Wyk indicated that District Counsel will report to the Board as necessary if any legislative issues are of interest or should be considered by the District.

B. District Engineer

Not present.

C. District Manager

Mr. Brizendine stated that the next meeting is scheduled for February 3<sup>rd</sup> at 11:00 a.m. and Kerry Johnson is continuing to maintain the property.

A brief discussion ensued regarding weeds that need to be addressed and ten to twelve trees that have blown down. A request was made to have Aventura look into the matter and remove any dead trees and replace them if necessary so the District remains in compliance with the County and the two letters of credit can be released.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Jones informed the Board that MI Homes was under contract for 176 lots, but have decided not to move forward with the purchase. He stated that they did close on 12 lots and Lerner is in discussions with two other builders at this time.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Blakely, seconded by Mr. Jones, with all in favor, the Board of Supervisors adjourned the meeting at 11:08 a.m. for Chapel Creek Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman