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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, June 2, 2014, at 11:05 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>
David Jae	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Roy Van Wyk	<b>District Counsel, Hopping Green &amp; Sams</b>
Scott Campbell	<b>Representative, Lerner Reporting Services</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.

**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 Board  
of Supervisors' Meeting on January 6,  
2014**

<p>On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Meeting on January 6, 2014 for Chapel Creek Community Development District.</p>
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**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for December  
2013 through April 2014**

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 December 1-31, 2013 (\$16,171.03), January 1-31, 2014 (\$21,938.81), February 1-28, 2014 (\$11,127.18), March 1-31, 2014 (\$7,152.51) and April 1-30, 2014 (\$6,838.90) for Chapel Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2006 Construction  
Requisitions #187 -#193**

Mr. Brizendine reviewed requisitions #187 through #193 and explained that each has been approved by the Chairman and District Engineer.

REQ. #	PAYEE	AMOUNT
187	Clearview Land Design, P.L..	\$2,184.71
188	GeoPoint Surveying, Inc.	\$1,000.00
189	Clearview Land Design, P.L.	\$195.00
190	Basham & Lucas Design Group, Inc.	\$7,832.25
191	Clearview Land Design, P.L.	\$335.98
192	GeoPoint Surveying, Inc.	\$1,000.00
193	Clearview Land Design, P.L.	\$477.80

On a Motion by Mr. Jae, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the Series 2006 Construction Requisitions #187 - #193 for Chapel Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Dissemination Agreement  
Proposal**

Mr. Campbell reviewed the reasons why he is seeking a change in the dissemination services for the District that include his firm's range of expertise and familiarity with the District. He stated that Lerner Reporting Services is a separate entity from Lerner Real Estate Advisors. A brief discussion ensued regarding a discrepancy between the amount the District would be paying for these services as the cover letter differs from the contract and the fact that the District just paid for this service for the current fiscal year. Mr. Campbell clarified that the correct cost for the service is \$5,000 per year. It was decided to stay with the current provider through the end of the fiscal year and start with Lerner Reporting for fiscal year 2014/2105.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors authorized Management to terminate the contract with Rizzetta & Company for dissemination reporting services effective with the completion of the fiscal year 2013/2104 reports and approved the Dissemination Agreement with Lerner Reporting Services with the revised pricing of \$5,000 effective with October 1, 2014 for Chapel Creek Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2104/2105  
Proposed Budget**

Mr. Brizendine presented the fiscal year 2014/2105 budget totaling \$139,335 with an administrative total of \$85,688 and a field operations total of \$53,667. A brief discussion ensued regarding various line items and the desire to budget keeping in mind potential property sales and construction starting up again. It was stated that M/I Homes owes 12 lots, but have stated that they do not intend to build on them, and the SPE owns 164 lots. The possibility of deficit funding was put forward so property owners only pay for actual expenses. Mr. Van Wyk stated that he could draft such an agreement that would call for a true-up calculation associated with the final payment. The Board added an additional \$30,000 to the budget to ensure that funds are available for lighting and trustee fees should they come on line during the fiscal year.

Mr. Brizendine recommended that the Board set the public hearing on the budget during its regular August meeting to meet the mandatory 60-day waiting period from the date the letter is submitted to the County and the public hearing can be held.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved resolution 2014-04 approving the fiscal year 2014/2105 proposed budget totaling \$982,824.36 (\$169,335 for operations and \$813,489.36 debt) and setting the public hearing on the final budget for August 4, 2014 at 11:00 a.m. at the offices of Rizzetta and Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Chapel Creek Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No report.

B. District Engineer  
Not present.

C. District Manager  
Mr. Brizendine announced that as of April 15, 2014 the District had no registered voters residing in the District and therefore would be continuing to hold landowner elections until such time as it has 250 registered voters.

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Mr. Brizendine stated that the next election is not scheduled until 2015 and will be for seats one, three, and four currently held by John Blakley, Tim Murray, and Bob Bishop respectively. He noted that the District will need to pass a resolution moving elections to an even year schedule at some point.

Mr. Brizendine informed the Board of the upcoming stormwater pond maintenance workshop scheduled for June 25, 2014 at the Rizzetta & Co. office on Linebaugh Avenue.

**NINTH ORDER OF BUSINESS**

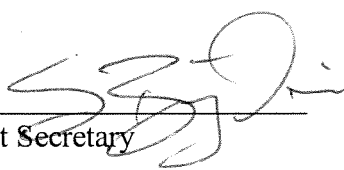
**Supervisor Requests**

There were no Supervisor requests put forward.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors adjourned the meeting at 11:20 a.m. for Chapel Creek Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman