

# **CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## **CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS  
MEETING  
NOVEMBER 4, 2013**

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA OCTOBER 4, 2013 at 11:00 A.M.

At the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

<b>District Board of Supervisors</b>	John Blakley Tim Murray Davis Jae Bob Bishop Ross Puzzitiello	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Scott Brizendine	Rizzetta & Company, Inc.
<b>District Attorney</b>	Roy Van Wyk	Hopping, Green & Sams, P.A.
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting Services Inc

**All Cellular phones and pagers must be turned off while in the meeting.**

**The District Agenda is comprised of four different sections:**

The meeting will begin promptly at **11:00 a.m.** with the first section which is called **Audience Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Manager prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 994-1001 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fifth section which is called **Audience Comments on Other Items** provides members of the audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL 33544**

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October 25, 2013

Board of Supervisors  
**Chapel Creek Community  
Development District**

Dear Board Members:

The Landowner's Election and regular meeting of the Board of Supervisors of the Chapel Creek Community Development District will be held on **Monday, November 4, 2013 at 11:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the advance agenda for this meeting:

**Landowner's Election:**

- I.** Call to Order
- II.** Determination of Number of Voting Units Represented
- III.** Election of Chairman for Purpose of Conducting Landowners Election
- IV.** Nominations for the Position of Supervisors
- V.** Casting of Ballots
- VI.** Tabulation of Ballots
- VII.** Landowners Questions and Comments
- VIII.** Adjournment

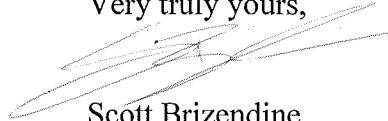
**Board of Supervisor's Meeting:**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Administration of Oath of Office to Newly Elected Supervisors... Tab 1
  - B. Consideration of Minutes of the Board of Supervisors' Meeting on October 9, 2013..... Tab 2
  - C. Consideration of Operation and Maintenance Expenditures for September..... Tab 3
  - D. Consideration of Series 2006 Construction Requisitions #179- #181..... Tab 4
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2014-02, Canvassing and Certifying Election Results.....Tab 5
  - B. Consideration of Resolution 2014-03, Re-Aligning Officers.....Tab 6
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. AUDIENCE COMMENTS ON OTHER ITEMS**
- 7. SUPERVISOR REQUESTS**

**8. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Very truly yours,



Scott Brizendine  
District Manager

cc: Roy Van Wyk, Hopping Green & Sams, PA  
Tonja Stewart, WilsonMiller, Stantec

# Tab 1

**CHAPEL CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISOR  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA  
COUNTY OF PASCO

On this 4<sup>th</sup> day of November 2013, before me, personally appeared \_\_\_\_\_  
\_\_\_\_\_ to me well known and known to me to be the person described in and who took the aforementioned oath as a Board Member of the Board of Supervisors of Chapel Creek Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

\_\_\_\_\_  
Notary Public  
STATE OF FLORIDA

My commission expires on: \_\_\_\_\_

# Tab 2

**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, October 9, 2013, 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>
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> <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 announced that this meeting was originally scheduled for October 7<sup>th</sup> and was subsequently moved to October 9<sup>th</sup>. Mr. Brizendine stated that a sign was posted on the seventh notifying anyone who may have shown up on the seventh of the change to the ninth. He noted that there were no members of the general audience in attendance.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

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



**THIRD ORDER OF BUSINESS**

**Consideration of Minutes from the Board  
of Supervisors' Meeting on September 9,  
2013**

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 Supervisor's Meeting on September 9, 2013, for Chapel Creek Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for August**

There were no questions regarding any of the expenditures.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of August 1-31, 2013, (\$9,196.62) for Chapel Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2006 Construction  
Requisitions #174 -#178**

Mr. Brizendine stated that the requisitions can be found behind tab 3 and explained that each has been approved by the Chairman and District Engineer.

<b>REQ. #</b>	<b>PAYEE</b>	<b>AMOUNT</b>
174	Clearview Land Design, P.L.	\$6,268.15
175	Cardno Entrix	\$2,100.00
176	CRS Building Corporation.	\$13,071.60
177	GeoPoint Surveying, Inc.	\$1,700.00
178	Metcalf Enterprises, LLC	\$926.00

On a Motion by Mr. Jae, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the Series 2006 Construction Requisitions #174 - #178 for Chapel Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Rules of Procedure**

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors opened the public hearing on the Rules of Procedure for Chapel Creek Community Development District.

Mr. Brizendine stated that the public hearing was duly advertised in the local newspaper for October 7<sup>th</sup> and as previously stated a notice was posted on that day notifying the public of the change in the date. He noted that there were no members of the general public in attendance.

71  
72 Mr. Van Wyk stated that the revised rules were discussed at last month's meeting, noting  
73 that the matrix and memo that were circulated outline the changes that were made. He stated that  
74 he would gladly answer any questions that the Board might have. There were none.  
75

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors closed the public hearing on the Rules of Procedure for Chapel Creek Community Development District.

76  
On a Motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved Resolution 2014-01, Adopting Amended Rules of Procedure for Chapel Creek Community Development District.

77 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

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80 A. District Counsel  
81 No report.

82  
83 B. District Engineer  
84 Not present.

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86 C. District Manager  
87 Mr. Brizendine presented the ballot, proxy, and election procedural information to the  
88 Board for the upcoming Landowner Election on November 4, 2013. A brief discussion  
89 ensued, with it being noted that Mr. Gehman would be completing the documents.  
90

91 Mr. Brizendine stated that he, Mr. Tyree Brown, and Mr. Chip Jones prepared a scope of  
92 service for landscape maintenance services and forwarded it on to the current landscaper  
93 (K. Johnson's Lawn and Landscaping, Inc.) to obtain an idea on what the pricing might  
94 look like. He stated that Mr. Johnson turned in a price well below the budgeted amount  
95 and it included pricing for installing annuals and mulch. However, at this point it does  
96 not appear that there will be a need to install annuals this year and mulch is always a  
97 separate contract to allow the District to shop around for the best pricing. Mr. Brizendine  
98 stated that the contract will be well below the public bid threshold for this type of service  
99 and does not need to go through a formal bid process unless the Board desires to do so. A  
100 brief discussion ensued regarding keeping the pond bank mowing as a separate contract,  
101 the areas to be maintained within the scope of service of this contract, and a  
102 recommendation was made to stay with K. Johnson Landscaping for another year. It was  
103 noted that the contract will include a 30-day termination clause, should the Board not be  
104 satisfied with the service. Mr. Brizendine recommended that the Board authorize Staff to  
105 work with Mr. Johnson to finalize pricing, as well as authorize the Chairman to execute  
106 the contract. Mr. Van Wyk sought and received confirmation that the District would be  
107 using the standard landscape maintenance contract.  
108

109

On a Motion by Mr. Jae, seconded by Mr. Bishop, with all in favor, the Board of Supervisors authorized Staff to negotiate a contract with K. Johnson Landscaping for landscape maintenance services as discussed and authorized the Chairman to execute the final contract for Chapel Creek Community Development District.

110

111 **EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

112

113           There were no Supervisor requests at this time.

114

115 **NINTH ORDER OF BUSINESS**

**Adjournment**

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On a Motion by Mr. Blakely, 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.

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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# Tab 3

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Operation and Maintenance Expenditures September 2013 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2013 through September 30, 2013. This does not include expenditures previously approved by the Board.

The total items being presented: **\$173.51**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary

# Chapel Creek Community Development District

## Paid Operation & Maintenance Expenses

September 1, 2013 Through September 30, 2013

*10110 - Cash-Operating Account - SunTrust*

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	1089	62978 50390	34919 Eilano Blvd Pump 08/13 08/13	\$ 11.89
Duke Energy	1089	89497 76450	6506 Clifton Down Drive - 08/13 08/13	\$ 161.62
<b>Report Total</b>				<b><u>\$ 173.51</u></b>







# Tab 4

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2006A & B CAPITAL IMPROVEMENT BONDS  
RECAP FOR BOARD APPROVAL ON NOVEMBER 4, 2013**

<u>Number</u>	<u>Name</u>	<u>Dollar Amount</u>
179	Aventura Nursery & Landscaping, Inc.	\$71,633.74
180	Clearview Land Design, P.L.	\$4,283.49
181	Seminole Walls	\$49,436.10

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
REQUISITION FOR PAYMENT  
SPECIAL ASSESSMENT BONDS  
SERIES 2006A/B**

DATE:	September 27, 2013	REQUISITION NO. 179
PAYEE:	Aventura Nursery & Landscape, Inc.	AMOUNT DUE: \$71,633.74
ADDRESS:	18332 Ayers Road Brooksville, FL 34604	FUND: Acquisition/Construction

**DESCRIPTION: Invoice #9193 for 2nd Installment on Landscape Installation Agreement to include Irrigation to Turfed Areas, Plant installation, and Watering Services**

The undersigned, an Authorized Officer of Chapel Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U. S Bank N.A, as trustee (the "Trustee"), dated as of September 1, 2006 (the "Master Indenture"), as amended and supplemented by the First Supplemental Indenture from the District to the Trustee, dated as of September 1, 2006 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2006 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2006 Project and each represents a Cost of the 2006 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

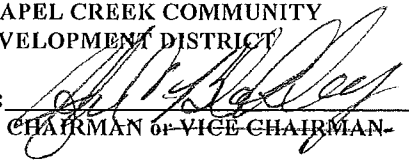
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage, which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, there shall be attached a certificate signed by the Consulting Engineers certifying approval of this requisition which must state that this disbursement is for a Cost of the 2006 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2006 Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer attached as an Exhibit A to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

BY:   
CHAIRMAN or VICE-CHAIRMAN

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE  
AND CAPITALIZED INTEREST REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of Chapel Creek Community Development District and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specification for the portion of Chapel Creek Community Development District Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

BY:   
DISTRICT ENGINEER

# Invoice

18332 Ayers Rd., Brooksville, FL 34604  
 10079 County Line Rd., Spring Hill, FL 34608  
 352-799-3200, Fax 352-799-3260  
 info@aventuranursery.net

Date	Invoice #
9/6/2013	9193

Bill To
Chapel Creek CDD, c/o Lerner Real Estate Advisors 5020 W Linebaugh Ave. Tampa Fl 33624



**AVENTURA  
 NURSERY**  
 & Landscaping  
**352-799-3200**

*Ninety (90) day warranty on installed plants only if adequate irrigation exists.*

P.O. No.	Terms	Job Address

Description	Qty	U/M	Rate	Amount
REVISION 5/28/13 Trees *** One Year Replacement Warranty -- If reasonably significant plant degradation has occurred, and provided that adequate irrigation was supplied to the landscaped area in question and landscaping occurred within one (1) year of the issue, we will replace all affected areas at no material or labor charge to you.				
Buffer Shrubs Type A & B				
Buffer Shubs Type D				
Ligustrum 3 gal (replaces Hamelia patens, 'Firebush' 3 RegGal 18")	420		7.65	3,213.00
Muhly Grass 3 Gal 18"	420		7.65	3,213.00
Myrcianthes fragrans 'Simpson's Stoppers' 3 Gal 18"	420		8.50	3,570.00

Recommended watering schedule: once daily for first 30 days, then 3-4 times per week for the next 30 days, then 2-3 times per week for the next 30 days, after 90 days resume normal watering schedule. Plants 1-15G must have sprinkler heads. Plants 30G and larger must have bubbler installed, or warranty is voided. Customer is responsible for insecticide/fungicide treatments. Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

STATE OF FLORIDA  
 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES  
 1911 S.W. 34th St./ P.O. Box 147100, Gainesville, FL 32614-7100

GENERAL NURSERY STOCK INSPECTION CERTIFICATE  
 Registration Number 47228068  
 Section 581.031(21), F.S.

AVENTURA NURSERY AND LANDSCAPE INC

This is to certify that this nursery stock has been visually inspected for plant pests and meets at least the minimum requirements of Chapter 581, Florida Statutes.

DACS- 08011, Revised 09/03

LIVE PLANT - NO DELAY

Subtotal
Sales Tax (6.5012%)
Total
Payments/Credits
Balance Due

# Invoice

18332 Ayers Rd., Brooksville, FL 34604  
 10079 County Line Rd., Spring Hill, FL 34608  
 352-799-3200, Fax 352-799-3260  
 info@aventuranursery.net

Date	Invoice #
9/6/2013	9193

Bill To
Chapel Creek CDD, c/o Lerner Real Estate Advisors 5020 W Linebaugh Ave. Tampa FL 33624



**AVENTURA**  
**NURSERY**  
 & Landscaping  
**352-799-3200**

*Ninety (90) day warranty on installed plants only if adequate irrigation exists.*

P.O. No.	Terms	Job Address

Description	Qty	U/M	Rate	Amount
Buxus microphylla japonica, 'Japanese Boxwood', 3 gal (replaces Ruddelia equisetiformis, 'Fire Cracker Red' 3 Gal 18")	420		8.50	3,570.00
Tripsacum dactyloides, 'Fakahatchee Grass', 3 Gal 18"	420		8.50	3,570.00
Viburnum obovatum 'Walters' 3 Gal 18"	420		8.50	3,570.00
Buffer Groundcover Type D				
Raphiolepis indica, 'Indian Hawthorne' 1 Gal White 6"	2,030		2.98	6,049.40
Lantana camara 'Purple' 1 Gal 6"	2,030		2.98	6,049.40
Diets bicolor, 'Yellow African Iris', 1 Gal 12"	2,030		2.98	6,049.40
Ilex cornuta, 'Burfordii', 1 Gal 12" (replaces Juniperus chinensis 'Parsonii' 1 Gal 8")	2,030		2.98	6,049.40
Juniperus conferta 'Blue Pacific' 1 Gal (replaces Juniperus conferta 'Compacta' Dwarf Shore Juniper 1 Gal 6")	2,030		2.98	6,049.40
Liriope muscari 'Big Blue' 1 Gal 8"	498		2.98	1,484.04
Trachelospermum asiaticum 'Minima' 1 Gal 6"	1,015		2.98	3,024.70

Recommended watering schedule: once daily for first 30 days, then 3-4 times per week for the next 30 days, then 2-3 times per week for the next 30 days, after 90 days resume normal watering schedule. Plants 1-15G must have sprinkler heads. Plants 30G and larger must have bubbler installed, or warranty is voided. Customer is responsible for insecticide/fungicide treatments. Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

STATE OF FLORIDA  
 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES  
 1911 S.W. 34th St / P.O. Box 147100, Gainesville, FL 32614-7100

GENERAL NURSERY STOCK INSPECTION CERTIFICATE  
 Registration Number 47220060  
 Section 581.031(21), F.S.

AVENTURA NURSERY AND LANDSCAPE INC

This is to certify that this nursery stock has been visually inspected for plant pests and meets at least the minimum requirements of Chapter 581, Florida Statutes.

DACS- 08011, Revised 09/03

LIVE PLANT - NO DELAY

Subtotal
Sales Tax (6.5012%)
Total
Payments/Credits
Balance Due

# Invoice

18332 Ayers Rd., Brooksville, FL 34604  
 10079 County Line Rd., Spring Hill, FL 34608  
 352-799-3200, Fax 352-799-3260  
 info@aventuranursery.net

Date	Invoice #
9/6/2013	9193

Bill To
Chapel Creek CDD. c/o Lerner Real Estate Advisors 5020 W Linebaugh Ave. Tampa FL 33624



**AVENTURA  
 NURSERY**  
 & Landscaping  
**352-799-3200**

*Ninety (90) day warranty on installed plants only if adequate irrigation exists.*

P.O. No.	Terms	Job Address

Description	Qty	U/M	Rate	Amount
Pine Bark Mini Nuggets 3 Cu yard	300		41.24	12,372.00
Sod Reparation	1		3,800.00	3,800.00
Sleeving will be installed by others, any additional sleeving or road crossing will incur additional expense; power to pumps & clocks is to be supplied by GC. ***All Workmanship Guaranteed for 90 days All Materials Guaranteed for 90 days All Adjustments Guaranteed for 30 days				

Recommended watering schedule: once daily for first 30 days, then 3-4 times per week for the next 30 days, then 2-3 times per week for the next 30 days, after 90 days resume normal watering schedule. Plants 1-15G must have sprinkler heads. Plants 30G and larger must have bubbler installed, or warranty is voided. Customer is responsible for insecticide/fungicide treatments. Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

STATE OF FLORIDA  
 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES  
 1911 S.W. 34th St / P.O. Box 147100, Gainesville, FL 32614-7100

GENERAL NURSERY STOCK INSPECTION CERTIFICATE  
 Registration Number 47228868  
 Section 601.031(21), F.S.

AVENTURA NURSERY AND LANDSCAPE INC

This is to certify that this nursery stock has been visually inspected for plant pests and meets at least the minimum requirements of Chapter 601, Florida Statutes.

DACS- 08011, Revised 09/03

LIVE PLANT - NO DELAY

Subtotal	\$71,633.74
Sales Tax (6.5012%)	\$0.00
Total	\$71,633.74
Payments/Credits	\$0.00
Balance Due	\$71,633.74

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
REQUISITION FOR PAYMENT  
SPECIAL ASSESSMENT BONDS  
SERIES 2006A/B**

DATE:	September 27, 2013	REQUISITION NO. 180
PAYEE:	Clearview Land Design, P.L.	AMOUNT DUE: \$4,283.49
ADDRESS:	1213 E 6 <sup>th</sup> Avenue Tampa, FL 33605	FUND: Acquisition/Construction

DESCRIPTION: Invoice #2818 for Design & Permitting Services and Invoice #2819 for Miscellaneous Consulting Services

The undersigned, an Authorized Officer of Chapel Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U. S Bank N.A, as trustee (the "Trustee"), dated as of September 1, 2006 (the "Master Indenture"), as amended and supplemented by the First Supplemental Indenture from the District to the Trustee, dated as of September 1, 2006 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2006 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2006 Project and each represents a Cost of the 2006 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

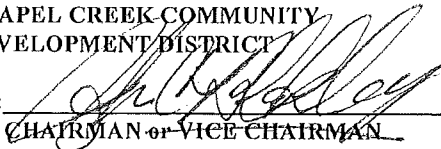
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage, which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, there shall be attached a certificate signed by the Consulting Engineers certifying approval of this requisition which must state that this disbursement is for a Cost of the 2006 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2006 Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer attached as an Exhibit A to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT

BY:   
CHAIRMAN or VICE CHAIRMAN

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE  
AND CAPITALIZED INTEREST REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of Chapel Creek Community Development District and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specification for the portion of Chapel Creek Community Development District Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

BY:   
DISTRICT ENGINEER

# Invoice

Date	Invoice #
9/24/2013	2818

## Clearview Land Design, P.L.

1213 E. 6th Avenue  
Tampa, FL 33605

Phone #	813 223-3919
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<b>Bill To</b>
Chapel Creek CDD c/o Lerner Real Estate Advisors 5020 W. Linebaugh Avenue, Suite 250 Tampa, FL 33624

Project Number		P.O. No.		Terms		Project Description			
CDD-CC-002						Chapel Creek			
Item	Description	Est Amt	Prior Amt	Prior %	Hrs/Percent	Rate	Curr %	Amount	Total %
Engineer...	Chapel Creek Design & Permitting Services - Lump Sum \$ 37,500.00	37,500.00	28,125.00	75.00%	0.1	*****	10.00%	3,750.00	85.00%
Reimb G...	Prints					38.07		38.07	
	Chapel Creek Amenity Center Alternative Design Standard					200.00		200.00	
	Prints					64.42		64.42	
	Courier					86.00		86.00	
	Total Reimbursable Expenses							388.49	

0 = 6  
4,138.49  
145.00  
4,283.49

<b>Total</b>	\$4,138.49
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$4,138.49

Please reference invoice number on check when paying invoice.

*OK*





CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
REQUISITION FOR PAYMENT  
SPECIAL ASSESSMENT BONDS  
SERIES 2006A/B

DATE:	September 27, 2013	REQUISITION NO. 181
PAYEE:	Seminole Walls	AMOUNT DUE: \$49,436.10
ADDRESS:	1726 W. Broadway St. Oviedo, FL 32765	FUND: Acquisition/Construction

**DESCRIPTION: Invoice #386 for Chapel Creek Walls Phase 1A**

The undersigned, an Authorized Officer of Chapel Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U. S Bank N.A, as trustee (the "Trustee"), dated as of September 1, 2006 (the "Master Indenture"), as amended and supplemented by the First Supplemental Indenture from the District to the Trustee, dated as of September 1, 2006 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2006 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2006 Project and each represents a Cost of the 2006 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage, which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, there shall be attached a certificate signed by the Consulting Engineers certifying approval of this requisition which must state that this disbursement is for a Cost of the 2006 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2006 Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer attached as an Exhibit A to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT

BY: \_\_\_\_\_

CHAIRMAN or VICE CHAIRMAN

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE  
AND CAPITALIZED INTEREST REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of Chapel Creek Community Development District and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specification for the portion of Chapel Creek Community Development District Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

BY: \_\_\_\_\_

DISTRICT ENGINEER

CR 181



1726 W. Broadway St.  
 Oviedo, FL 32765  
 Phone: 407-366-9290  
 Fax: 407-971-2519

# Invoice

Date	Invoice #
9/10/2013	386

<b>Bill To</b>
Chapel Creek CDD 5020 W. Linebaugh Avenue, Suite 250 Tampa, FL 33624

P.O. No.	Terms	Project
13-337	Net 15	13-337 Chapel Creek

Description	Qty	Rate	Amount
Project Name: Chapel Creek Project Value: \$86,730.00 Previously Billed: \$28,620.90 Draw #2: (Issued 9/10/13) Balance to be billed: \$8,673.00  <i>Draw # 2</i>		49,436.10	49,436.10

Thank you for your business.	<b>Total</b>	\$49,436.10
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	<u>\$49,436.10</u>

*OK*

# Tab 5

**RESOLUTION 2014-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Chapel Creek Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Pasco County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the Chapel Creek Community Development District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 4, 2013 the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	_____	Votes
_____	_____	Votes
_____	_____	Votes

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisor, the above-named person is declared to have been elected for the following term of office:

_____	2 Year Term	Seat 1
_____	4 Year Term	Seat 2
_____	4 Year Term	Seat 5

Section 3. This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 4<sup>th</sup> DAY OF NOVEMBER, 2013.**

**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

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**SECRETARY/ASST. SECRETARY**

# Tab 6

**RESOLUTION 2014-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Chapel Creek Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 4<sup>th</sup> DAY OF NOVEMBER, 2006.**

**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**