
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, September 8, 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.

Present and constituting a quorum:

John Blakley	Board Supervisor, Chairman
Bob Bishop	Board Supervisor, Assistant Secretary
Chip Jones	Board Supervisor, Assistant Secretary
David Jae	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Kristen Suit	Assoc. District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams
Elisa Cameron	District Counsel, Hopping Green & Sams

FIRST ORDER OF BUSINESS

Call to Order

Ms. Suit 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 June 2, 2014**

<p>On a Motion by Mr. Bishop, seconded by Mr. Jae, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Meeting on June 2, 2014 for Chapel Creek Community Development District.</p>
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FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for May, June
and July**

On a Motion by Mr. Jae, seconded by Mr. Blakley, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of May 1-31, 2013 (\$3,542.92), June 1-30, 2014 (\$15,455.48), and July 1-31, 2014 (\$9,090.28) for Chapel Creek Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Proposal from Aventura
Nursery for Landscape Replacements**

Mr. Jones explained that the work was completed in response to a landscape inspection from Pasco County and relates to work that they required be completed. He confirmed that the expense will be reimbursed from the letter of credit with the County, as soon as they receive payment for two outstanding inspection fees and he will be providing them with that payment shortly.

A brief discussion ensued regarding the status of the curbs and sidewalk inspections and it was noted that it has been two years since the last inspection and it is time to bring them out for another inspection. It was noted that they are in relatively good shape and it is not anticipated that there will be an issues. It was further noted that the street trees that were planted per plan were placed behind the sidewalk and roadway and based on their age it is not necessary to include funding for any repairs in the budget at this time.

On a Motion by Mr. Jae, seconded by Mr. Bishop, with all in favor, the Board of Supervisors ratified the approval of the proposal from Aventura Nursery for landscape replacements in the amount of \$19,842.31 for Chapel Creek Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2014/2015
Final Budget**

On a Motion by Mr. Jones, seconded by Mr. Blakley, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2014/2015 final budget for Chapel Creek Community Development District.

Ms. Suit announced that the public hearing was duly advertised in a local paper and there are no members of the general public in attendance. She reviewed the proposed budget totaling \$169,355 with an administrative subtotal of \$91,288 and a field operations subtotal of \$78,067. A brief discussion ensued regarding the amount of carry forward funds that are available, the website costs, and the miscellaneous contingency amount. Mr. Brizendine stated that the projected amount of the carry forward funds through June is \$97,195. It was decided to leave the contingency funding as is and approve the budget as proposed.

On a Motion by Mr. Jones, seconded by Mr. Blakley, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2014/2015 final budget for Chapel Creek Community Development District.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved Resolution 2014-05, adopting the fiscal year 2014/2015 budget totaling \$169,335 for Chapel Creek Community Development District.

Mr. Van Wyk led discussion on the two funding options that are available to the District relative to the fiscal year 2014/2015 budget. He explained that should they choose to approve Resolution 2014-06 the assessments would all be placed on the Pasco County Tax roll and collected with the property taxes. The District also has the option to utilize a deficit finding agreement whereas the property owners would be direct billed for the assessments. Mr. Van Wyk stated that should any of the property owners not pay the assessments, they could be placed on the tax roll next year. Following a brief discussion, the Board opted to go with the deficit funding agreement.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved the Deficit Funding Agreement for Chapel Creek Community Development District.

A request was made that a copy of the agreement be provided to MI Homes, so they are aware that the assessments will be direct billed this year.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-07,
Setting the Meeting Schedule for Fiscal
Year 2014/2015**

A brief discussion ensued regarding the current meeting schedule a conflict that exists for District Counsel and District Management when the four required evening meetings meet. It was decided to keep the meetings on the first Monday at 11:00 a.m. except for the four required evening meetings when they will meet on the first Tuesday at 5:00 p.m. (December, March, May, and September).

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved resolution 2014-07 approving the fiscal year 2014/2015 meeting schedule as the first Monday of the month at 11:00 a.m. except for the four evening meetings when they will meet on the first Tuesday at 5:00 p.m. (December, March, May, and September) 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

Ratification of Increase in Clearview Agreement

Mr. Jones reviewed the justification for the increase in the agreement and confirmed that the amount is a not-to-exceed amount of \$4,000 at their current hourly rate.

On a Motion by Mr. Jae, seconded by Mr. Bishop, with all in favor, the Board of Supervisors ratified the approval of the proposal from Aventura Nursery for landscape replacements in the amount of \$19,842.31 for Chapel Creek Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Van Wyk informed the Board of a resident request for information regarding the potential purchase of some lots and the mineral rights. He noted that the information has been provided. A request was made that both SPE's be made aware of such requests and the information funneled through the Bond Counsel (Greenberg Traurig).

B. District Engineer

Not present.

C. District Manager

Ms. Suit stated that due to the timing of the completion of the fiscal year 2012/2013 Financial Audit, it was necessary for Staff to submit the audit to the Auditor General by the statutory deadline before the acceptance of and authorization to submit it was obtained from the Board. She stated that the Chairman provided the authorization and asked for a motion to ratify those actions. A brief discussion ensued regarding the audit with Mr. Brizendine stated the findings that were noted were expected and similar to those of prior years.

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board of Supervisors ratified the filing of the fiscal year 2012/2013 financial audit for Chapel Creek Community Development District.

Ms. Suit confirmed that the next meeting was scheduled for October 6, 2014 at 11:00 a.m.

A brief discussion was held regarding whether there was an election scheduled in November. It was noted that the next election will be held in 2015 for seats one, three & four, currently held by Mr. Blakley, Mr. Murray and Mr. Bishop respectively. Mr. Van Wyk stated that a resolution has been prepared and is being held until the appropriate time to either extend or rescind the terms of office to coincide with the general elections and will be presented at a future date.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Jones informed the Board that contract negotiations are ongoing with Highland Homes to purchase the 52 and 62 foot lots, but there are substantial concerns with the existing mineral rights. He stated that the sale depends on the willingness of the title company to overwrite and grant access to the property.

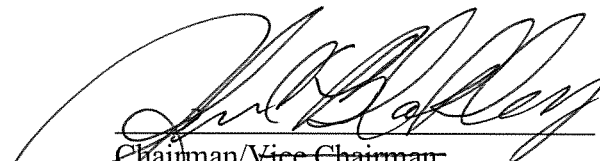
Mr. Jones also informed the Board of ongoing discussions regarding the possibility of moving the amenity center as it has been determined that construction of the road to the current site and the amenity center would be higher than the capital budget approved by the bond holder. He explained that cost estimates to build the amenity center on one of the commercial sites at the front of the community are now being prepared and noted that Pasco County will need to approve the change.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board of Supervisors adjourned the meeting at 11:38 a.m. for Chapel Creek Community Development District.


Assistant Secretary


Chairman/Vice Chairman