
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.

THE PRESERVE AT SOUTH BRANCH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of The Preserve at South Branch Community Development District was held on **Tuesday, December 17, 2019 at 4:15 p.m.** at the office of Rizzetta & Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum were:

John Snyder	Board Supervisor, Chairman
Anne Mize	Board Supervisor, Vice Chairman
Hal Lutz	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager; Rizzetta & Company
Jordan Lansford	District Manager; Rizzetta & Company
Andrew d'Adesky	District Counsel; Latham, Shuker, Eden & Beaudine, LLP <i>(attending via conference call)</i>
Joe Cimino	District Engineer; WRA Engineering <i>(attending via conference call)</i>
Matt Howell	Representative; Capital Land Management
David	Representative; Red Tree Landscaping

Audience was not present.

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order and roll call performed confirming that a quorum was present.

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
November 19, 2019**

Ms. Lansford presented the Minutes of the Board of Supervisors' Meeting held on

47 November 19, 2019.
48

On a Motion by Mr. Lutz, seconded by Ms. Mize, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on November 19, 2019, as presented, for The Preserve at South Branch Community Development District.

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50 **THIRD ORDER OF BUSINESS** **Consideration of Operation and**
51 **Maintenance Expenditures for October**
52 **2019**
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54 Ms. Lansford presented the Operation and Maintenance Expenditures for October
55 2019 to the Board for approval.
56

On a Motion by Mr. Lutz, seconded by Ms. Mize, with all in favor, the Board approved, as presented, the Operation and Maintenance Expenditures for October 2019 in the amount of \$70,412.75, for The Preserve at South Branch Community Development District.

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58 **FOURTH ORDER OF BUSINESS** **Discussion of Landscape Proposals**
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60 Landscape Proposals were presented to the Board for discussion. (Exhibit A) It
61 was agreed to delegate authority to Mr. Snyder to work with District Management to
62 choose a landscape proposal.
63

On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved to delegate authority to Mr. Snyder to choose a landscape proposal for the Branch Community Development District.

64
65 **FIFTH ORDER OF BUSINESS** **Discussion of Developer**
66 **Encroachment into CDD Easement**
67

68 Ms. Lansford informed the Board that the Developer would like an up-to five (5)
69 foot encroachment into the twenty-five (25) foot CDD Drainage and Access Easement on
70 the certain lots in Phase 1. The Developer and District Counsel will work on the
71 Disclosure Agreement for the Board to review and approve.
72

73 **SIXTH ORDER OF BUSINESS** **Staff Reports**
74

- 75 **A. District Counsel**
76 Mr. d'Adesky is in the process of preparing documents for Plat 2B and Plat 3B.
77
- 78 **B. District Engineer**
79 No report.
80
81

82 **C. District Manager**

83 Ms. Lansford advised the Board that the next regular meeting of the Board
84 of Supervisors' is scheduled for Tuesday, January 14, 2020 at 9:00 a.m., at
85 the office of Rizzetta & Company located at 5844 Old Pasco Road, Suite
86 100, Wesley Chapel, Florida 33544.

87
88 **SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience
Comments**

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90
91 There were no Board Requests.

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93 **EIGHTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Mr. Snyder, seconded by Mr. Lutz, with all in favor, the Board
adjourned the meeting at 4:23 p.m., for The Preserve at South Branch Community
Development District.

Jordan Lansford

Secretary / Assistant Secretary



Chairman / Vice Chairman