
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.

**CHANNING PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Channing Park Community Development District was held on **Tuesday, October 13, 2015 at 2:00 p.m.** at the Channing Park Recreation Center located at 17358 Chelsea Downs Circle, Lithia, Florida 33547.

Present and constituting a quorum were:

Candice Smith	Board Supervisor, Vice Chairman
Michael Basso	Board Supervisor, Assistant Secretary
Jim Hyde	Board Supervisor, Assistant Secretary
Rebecca Mitchell	Board Supervisor, Assistant Secretary

Also present were:

Sandy Oram	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping, Green & Sams, P.A. <i>(via conference call)</i>
Trent Stephenson	District Engineer, Waldrop Engineering <i>(via conference call)</i>
Berlinda Serrano	Representative, Condominium Associates

FIRST ORDER OF BUSINESS

Call to Order

Ms. Oram called the meeting to order.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
September 8, 2015**

Ms. Oram presented the minutes of the Board of Supervisors meeting held on September 8, 2015.

On a Motion by Mr. Hyde, seconded by Mr. Basso, with all in favor the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on September 8, 2015 as presented for Channing Park Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August 2015

Ms. Oram presented the operations and maintenance expenditures for August 2015.

On a Motion by Ms. Mitchell, seconded by Mr. Basso, with all in favor the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2015 (\$10,614.14) as presented for Channing Park Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Unaudited Financial Summary and Statement for August 2015

Ms. Oram presented and reviewed the Unaudited Financial Summary and Statement for August 2015.

On a Motion by Ms. Mitchell, seconded by Mr. Basso, with all in favor the Board of Supervisors accepted the Unaudited Financial Summary and Statement for August 2015 for Channing Park Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Proposals for District's Insurance Renewal

Ms. Oram presented the proposals for the District's insurance renewal for fiscal year 2015/2016. She stated that the proposal from Stahl & Associates was previously approved due to the District's insurance expiring on September 30th.

On a Motion by Ms. Mitchell, seconded by Mr. Basso, with all in favor the Board of Supervisors ratified the proposal from Stahl & Associates for the District's fiscal year 2015/2016 insurance coverage (annual premium in the amount of \$3,500) for Channing Park Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Public Facilities Report

Mr. Stephenson presented his Public Facilities Report to the Board. He stated that all improvements that have been made are in working condition and noted on the report.

Mr. Earlywine had some comments to add to the report so the Board was asked to adopt the report in substantial form.

On a Motion by Ms. Mitchell, seconded by Mr. Basso, with all in favor the Board of Supervisors approved the Public Facilities Report in substantial form subject to District Counsel's final review for Channing Park Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Encroachment Issue

The Board discussed the issue regarding the fence encroachment that affects 44 homes in the District. The Board made a motion to proceed with sending notification to the 44 homeowners affected, announcing a special meeting to be held on October 26, 2015 at 6:00 p.m. to discuss the matter. The District's Board discussed the possibility of paying for the removal of the fence down the middle of the swale, and the back panels in the homeowners' yards that are attached to the fence, and re-grading the area before reinstalling fences on homeowners' lots that request the re-installation.

The Board further discussed the possibility of having the affected homeowners sign a document stating if they wish to have their fence reinstalled or not. This document will be presented at the special meeting to be held on October 26, 2015 at 6:00 p.m. One option is to have the District pay for the replacement of the fence on those lots where the homeowner has given their permission.

In the event the District proceeds with the removal of the fences and re-installation, Taylor Morrison has agreed to install a fence on the opposite side of the swale for any homeowners that wish to have a back fence installed. This will also be addressed at the special meeting on October 26th.

On a Motion by Mr. Basso, seconded by Ms. Mitchell, with all in favor the Board of Supervisors approved proceeding with the notification of the 44 affected residents and setting a special meeting to be held on October 26, 2015 at 6:00 p.m. for Channing Park Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Establishment of Audit Committee

Ms. Oram stated that the Board would need to establish an audit committee to start the audit RFP process for Fiscal Years 2016-2018.

On a Motion by Mr. Basso, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors appointed the Board members as the Audit Committee and to approve the Instructions to Proposers and the Audit Evaluation Criteria at their next Board meeting for Channing Park Community Development District.

TENTH ORDER OF BUSINESS

Presentation of Drainage Inspection Report

Ms. Oram Presented the Drainage Inspection Report.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
No report.

C. District Manager
Ms. Oram announced that the next scheduled regular meeting was November 10, 2015 at 2:00 p.m. and there would be a special meeting on October 26, 2015 at 6:00 p.m.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Oram stated that if there was no further business to come before the Board then a motion to adjourn would be on order.

On a Motion by Ms. Mitchell, seconded by Mr. Basso, with all in favor, the Board adjourned the meeting at 3:36 p.m. for Channing Park Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman