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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.*

**CHANNING PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Channing Park Community Development District was held on **Tuesday, January 12, 2016 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	<b>Board Supervisor, Vice Chairman</b>
Michael Basso	<b>Board Supervisor, Assistant Secretary</b>
Jim Hyde	<b>Board Supervisor, Assistant Secretary</b>
Rebecca Mitchell	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Sandy Oram	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping, Green &amp; Sams, P.A.</b>
Trent Stephenson	<b>District Engineer, Waldrop Engineering</b>
Darby Serra	<b>Representative, Condominium Associates</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Oram called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Presentation of the Minutes of the Audit  
Committee Meeting held on December 8,  
2015**

Ms. Oram presented the minutes of the audit committee meeting held on December 8, 2015. There were no changes to the meeting minutes.

On a Motion by Ms. Smith, seconded by Mr. Basso, with all in favor the Board of Supervisors accepted the minutes of the audit committee meeting held on December 8, 2015 as presented for Channing Park Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Ms. Oram presented the minutes of the Board of Supervisors meeting held on December 8, 2015. There were no changes to the meeting minutes.

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for November 2015**

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

On a Motion by Ms. Smith, seconded by Mr. Hyde, with all in favor the Board of Supervisors approved the Operation and Maintenance Expenditures for November 2015 (\$12,481.44) as presented for Channing Park Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Unaudited Financial Summary and Statement for November 2015**

Ms. Oram presented and reviewed the Unaudited Financial Summary and Statement for November 2015. There were no questions.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Earlywine presented and reviewed the Utility Easement for the sanitary sewer system. He stated that it would be connecting the new phase to the existing sanitary system. Mr. Basso he stated that he did not have sufficient time to consider the proposal of the easement rights.

On a Motion by Ms. Mitchell, seconded by Ms. Smith, with three in favor and one against (Michael Basso), the Board of Supervisors approved the Utility Easement to authorize the connecting of the new phase to the existing sanitary sewer system as presented for Channing Park Community Development District.

**B. District Engineer**

1. Presentation of Plans and Figures for the Grading Project for the Fence Encroachment Issue.

Mr. Stephenson reported on the status of the proposals and research of the swale regrading between the 44 homes. He stated that he has sent the plans out to bid to remove the fence and regrade the swale between the 44 homes constructed by Ryland Homes that have flooding issues. Mr. Stephenson stated that he has received back two proposals.

At the next scheduled town hall meeting, the bids will be discussed and recommendations made to the community. The estimates received include regrading the back yards of the homes that require it and adding a drain in each lot on each side of the fence. The proposals do not include the repair/replacement of any damaged irrigation lines in the homeowners' lots. St. Augustine sod will be installed in any areas where it has to be removed. Taylor Morrison will be replacing the fence at their expense as a goodwill gesture. The lowest cost of the two proposals received is \$66,000.00. Mr. Stephenson is to obtain quotes on repairing/replacement of the irrigation systems in each yard affected. He will present these to the Board and community at the Town Hall meeting.

Mr. Earlywine will draft the letter to be sent to the affected homeowners, the notice for the Town Hall meeting and the agreement and provide them to Ms. Oram.

**C. District Manager**

Discussion ensued regarding the next regular meeting scheduled for February 9, 2016 at 2:00 p.m. and moving it to 6:00 p.m. to be held following the town hall meeting.

On a Motion by Ms. Mitchell, seconded by Mr. Basso, with all in favor the Board of Supervisors approved changing the February meeting time from 2:00 p.m. to 6:00 p.m. to follow the Town Hall meeting for Channing Park Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**NINTH 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 in order.

On a Motion by Ms. Smith, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors adjourned the meeting at 3:08 p.m. for Channing Park Community Development District.



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Secretary/Assistant Secretary



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Chairman/Vice Chairman