
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 **Tuesday, October 27, 2015, at 11:33 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:

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

Also present were:

David Jae	Board Supervisor, Assistant Secretary <i>(Via speakerphone)</i>
Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams
Adam Lerner	Lerner Real Estate Advisors

FIRST ORDER OF BUSINESS

Call to Order

Mr. Fischer called the meeting to order and read the roll call confirming a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments put forward at this time.

THIRD ORDER OF BUSINESS

**Consideration of Minutes from the Audit
Committee Meeting on September 15, 2015**

<p>On a Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee Meeting on September 15, 2015 as presented for Chapel Creek Community Development District.</p>

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the Board of Supervisors' Meeting on September 15, 2015

On a Motion by Mr. Bishop, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Meeting on September 15, 2015 as presented for Chapel Creek Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for September 2015

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for September 2015 (\$6,008.13) as presented for Chapel Creek Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2015-09, Adopting Alternative Investment Guidelines

Mr. Fischer stated that finance has reviewed the current policy under Resolution 2007-06 and Florida Statutes and is recommending that the Board approve the proposed alternative investment policy. He explained that the prior resolution is slightly ambiguous and the new one clearly defines the guidelines that have been used in the past and they are recommending continue. Mr. Van Wyk recommended that the motion include rescinding resolution 2007-06.

On a Motion by Mr. Blakely, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2015-09, adopting alternative investment guidelines and rescinding Resolution 2007-06 for Chapel Creek Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Board Supervisor Resignation (Tim Murray)

Mr. Fischer stated that he was in receipt of a letter of resignation from Mr. Murray as Board Supervisor and asked for a motion to accept his resignation.

On a Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors accepted the resignation of Tim Murray as Board Supervisor for Chapel Creek Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Board Supervisor Replacement

Mr. Fischer stated that it was his understanding that the Board would like to nominate Adam Lerner to fill seat 4 that was vacated by Mr. Murray. He noted that the term for this seat expires November of 2016.

On a Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors accepted the resignation of Tim Murray as Board Supervisor for Chapel Creek Community Development District.

Mr. Fischer, a Notary in the State of Florida, administered the oath of office to Mr. Lerner and provided a brief overview of the Form1 requirements and Sunshine Amendment. Mr. Van Wyk emphasized the importance of keeping personal records separate from District records.

NINTH ORDER OF BUSINESS

Consideration of Recommendation of Audit Committee Regarding Audit Services

Mr. Fischer stated that the audit committee met prior to the Board of Supervisors' meeting and ranked the proposals from Berger, Toombs, Elam, Gaines, & Frank (363 points), Grau & Associates (3357 points), McDirmit Davis (372 points), and Sexton and Schnoll (359 points). The Committee is recommending that the Board enter into an agreement with McDirmit Davis, as the highest ranked bidder, to provide auditing services for the fiscal years 2014/2015, 2015/2016, and 2016/2017.

On a Motion by Mr. Blakely, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Audit Committee's recommendation and authorized Staff to obtain an engagement letter from McDirmit Davis for auditing services for the fiscal years 2014/2015, 2015/2016, and 2016/2017 for Chapel Creek Community Development District.

TENTH ORDER OF BUSINESS

Presentation of Monthly Unaudited Financial Statement

Mr. Fischer presented the Unaudited Financial Statement for the month August.

On a Motion by Mr. Blakely, seconded by Mr. Bishop, with all in favor, the Board of Supervisors accepted the September unaudited financial statement for Chapel Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Van Wyk sought and received confirmation that the Board has been receiving the Capital Updates distributed by his office. He Informed the Board of legislature relating to Chapter 190 and the merger of Districts that is making its way through the process. A brief discussion ensued.
- B. District Engineer
Not present.
- C. District Manager
Mr. Fischer stated that the Board would be meeting again on November 3, 2015 at 11:00 a.m. The Board indicated that it would like to cancel the November meeting, but would wait to decide on the December meeting until a later date in case something comes up that needs to be addressed. Discussion was also held regarding coordinating the meeting dates and times for the Chapel Creek and Zephyr Ridge meetings. Mr. Fischer stated that he would ask Ms. Oram to present resolutions changing the meeting dates at the next meeting.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Jones, seconded by Mr. Blakely, with all in favor, the Board of Supervisors adjourned the meeting at 11:55 a.m. for Chapel Creek Community Development District.



Assistant Secretary



Chairman/Vice Chairman