
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, July 26, 2016, 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:

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

Also present were:

Sandra Oram	District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams

FIRST ORDER OF BUSINESS

Call to Order

Ms. Oram 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 members present.

THIRD ORDER OF BUSINESS

**Consideration of Minutes from the Board
of Supervisors' Meeting held on May 3,
2016**

On a Motion by Mr. Jones, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Meeting on May 3, 2016 as presented for Chapel Creek Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of Minutes from the Board
of Supervisors' Special Meeting held on
July 5, 2016**

On a Motion by Mr. Bishop, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Special Meeting on July 5, 2016 as presented for Chapel Creek Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April and May 2016

On a Motion by Mr. Bishop, seconded by Mr. Jae, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for April (\$31,752.94) and May 2016 (\$5,242.03) as presented for Chapel Creek Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2006 A&B Construction Requisition #204

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board of Supervisors ratified the Series 2006 A&B Construction Requisition #204 as presented for Chapel Creek Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Monthly Unaudited Financial Statement

Ms. Oram presented and reviewed the monthly unaudited financial statement. There were no questions.

EIGHTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2016/2017 Final Budget

Ms. Oram asked for a motion to open the public hearing on the fiscal year 2016/2017 final budget.

On a Motion by Mr. Jones, seconded by Mr. Blakely, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2016/2017 Final Budget for Chapel Creek Community Development District.

Ms. Oram confirmed that the public hearing was noticed as provided by law. She presented and reviewed the fiscal year 2016/2017 final budget. Discussion ensued and no changes were made to budget.

There were no members of the public present.

Ms. Oram asked for a motion to close the public hearing on the fiscal year 2016/2017 final budget.

On a Motion by Mr. Jones, seconded by Mr. Blakely, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2016/2017 Final Budget for Chapel Creek Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2016-02,
Adopting Fiscal Year 2016/2017 Final
Budget**

Ms. Oram presented and reviewed the Resolution 2016-02, Adopting Fiscal Year 2016/2017 Final Budget.

On a Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved Resolution 2016-02, Adopting Fiscal Year 2016/2017 Final Budget for Chapel Creek Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-03,
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. Oram presented and reviewed the Resolution 2016-03, Imposing Special Assessments and Certifying an Assessment Roll.

On a Motion by Mr. Jae, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved Resolution 2016-03, Imposing Special Assessments and Certifying an Assessment Roll for Chapel Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-04,
Setting the Meeting Schedule for Fiscal
Year 2016/2017**

Ms. Oram presented and reviewed the Resolution 2016-04, Setting the Meeting Schedule for Fiscal Year 2016/2017.

On a Motion by Mr. Jones, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved Resolution 2016-04, Setting the Meeting Schedule for Fiscal Year 2016/2017 for Chapel Creek Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Van Wyk stated that last month he had to handle several release of liens in conjunction with the sale of the lots. He asked the Board for a motion to ratify his actions.

On a Motion by Mr. Jones, seconded by Mr. Blakely, with all in favor, the Board of Supervisors ratified District Counsel preparing several release of liens in conjunction with the sale of the lots as well as execution by the Chairman for the Chapel Creek Community Development District.

Mr. Van Wyk presented and reviewed a memorandum regarding the summary of effects of Chapter 2015-131 on Community Development Districts.

Mr. Van Wyk presented and reviewed a resolution to adopt service animal policies.

On a Motion by Mr. Jae, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved resolution 2016-09, Adopting Animal Service Policies for the Chapel Creek Community Development District.

Mr. Van Wyk reviewed the Public Records Provision. He discussed the addition of the provision that needs to be added to contracts especially pertaining engineers, etc. that covers the District on public records requests. He informed the Board that the District Counsel and District Management handle the public records requests and the District charges the requestor for the copies of the records.

Mr. Van Wyk stated that that there are a few new website requirements. He reviewed these with the Board. Most of these additions are already being done. Mr. Van Wyk stated that a link to the Department of Financial Services must be included on the District's website.

B. District Engineer
Not present.

C. District Manager

Ms. Oram stated that the next Board meeting was scheduled for September 5, 2016 at 11:00 a.m.

Ms. Oram presented the audit for year ended September 30, 2015.

On a Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors accepted the audit for the year ended September 30, 2015 and ratified sending it to the Auditor General of the State of Florida for the Chapel Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS

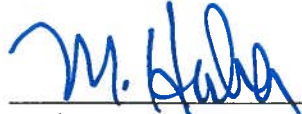
Supervisor Requests

Ms. Oram asked if there were any Supervisor requests. There were none.

FOURTEENTH 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 11:33 a.m. for Chapel Creek Community Development District.



Assistant Secretary



Chairman/Vice Chairman