

**CONE RANCH SOUTH
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING AND PUBLIC HEARING
SEPTEMBER 15, 2016**

**CONE RANCH SOUTH
COMMUNITY DEVELOPMENT DISTRICT AGENDA
SEPTEMBER 15, 2016 at 8:15 a.m.**

The Offices of Lancaster Realty
Located at 5306 Cortez Road Suite 4, Bradenton, FL 34210

District Board of Supervisors	Chairman	Devon Rushnell
	Vice Chairman	Steve Liebel
	Supervisor	Alexis Gresham
	Supervisor	Eric Howell
	Supervisor	Reynold Glanz

District Manager	Meritus	Brian Lamb
	Meritus	Brian Howell

District Attorney	Persson & Cohen, PA	Andrew Cohen
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District Engineer	Schappacher Engineering, LLC (Interim)Rick Schappacher	
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All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **8:15 a.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

September 15, 2016

Board of Supervisors
Cone Ranch South Community Development District

Dear Board Members:

The Regular Meeting and Public Hearing of the Cone Ranch South Community Development District will be held on **Thursday, September 15, 2016 at 8:15 a.m.** at the offices of Lancaster Realty, located at 5306 Cortez Road Suite 4, Bradenton, FL 34210. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2017 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2017 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Proposed Fiscal Year 2017 Budget
 - E. Consideration of Resolution 2016-03; Adopting Fiscal Year 2017 Budget Tab 01
- 4. BUSINESS ITEMS**
 - A. Consideration of Developer Funding Agreement Tab 02
 - B. Consideration of Resolution 2016-04; Re-Designating Officers Tab 03
 - C. Consideration of Resolution 2016-05; Setting FY 2017 Meeting Schedule..... Tab 04
 - D. Consideration of Resolution 2016-06; Setting Landowner Election Tab 05
 - E. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes May 13, 2016 Tab 06
 - B. Consideration of Operations and Maintenance Expenditures September 2016..... Tab 07
 - C. Review of Financial Statements Month Ending July 31, 2016..... Tab 08
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,
Brian Lamb
District Manager