

**CONE RANCH SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
May 16, 2018**

**CONE RANCH SOUTH  
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

**May 16, 2018 at 8:15 a.m.**

The Offices of Lancaster Realty

Located at 5306 Cortez Road Suite 4, Bradenton, FL 34210

<b>District Board of Supervisors</b>	Chairman	Devon Rushnell
	Vice Chairman	Steve Liebel
	Supervisor	Dana Grumbley
	Supervisor	Eric Howell
	Supervisor	Reynold Glanz

<b>District Manager</b>	Meritus	Brian Lamb Debby Nussel
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<b>District Attorney</b>	Persson & Cohen, PA	Andrew Cohen
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<b>District Engineer</b>	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.

May 16, 2018

Board of Supervisors  
**Cone Ranch South Community Development District**

Dear Board Members:

The Regular Meeting of the Cone Ranch South Community Development District will be held on **Wednesday, May 16, 2018 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. BUSINESS ITEMS**
  - A. Consideration of Resolution 2018-04; Approving Fiscal Year 2019 Proposed Budget & Setting Public Hearing ..... Tab 01
  - B. Annual Disclosure of Qualified Electors ..... Tab 02
  - C. Announcement of Landowners Election in November 2018 ..... Tab 03
    - i. Sample Ballot and Proxy
  - D. Consideration of Resolution 2018-05; Landowners Election ..... Tab 04
  - E. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Public Hearing & Regular Meeting October 4, 2017. Tab 05
  - B. Consideration of Operations and Maintenance Expenditures October 2017 ..... Tab 06
  - C. Consideration of Operations and Maintenance Expenditures November 2017 ..... Tab 07
  - D. Consideration of Operations and Maintenance Expenditures December 2017 ..... Tab 08
  - E. Consideration of Operations and Maintenance Expenditures January 2018 ..... Tab 09
  - F. Consideration of Operations and Maintenance Expenditures February 2018 ..... Tab 10
  - G. Consideration of Operations and Maintenance Expenditures March 2018 ..... Tab 11
  - H. Review of Financial Statements Month Ending March 31, 2018 ..... Tab 12
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. 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