

**CONE RANCH SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
SEPTEMBER 11, 2019**

**CONE RANCH SOUTH  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
SEPTEMBER 11, 2019 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 Vice Chairman Supervisor Supervisor Supervisor	Devon Rushnell Steve Liebel Dana Grumbley Eric Howell Reynold Glanz
<b>District Manager</b>	Meritus	Debby Nussel
<b>District Attorney</b>	Persson & Cohen, PA	Andrew Cohen
<b>District Engineer</b>	Schappacher Engineering, LLC (Interim)Rick Schappacher	

*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of four different sections:**

The public hearing will begin at **8:15 a.m.** The regular meeting will follow and begin with the sixth 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. The seventh section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The eighth section is called **Vendor/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 ADMINSTRATOR 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 11, 2019

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

Dear Board Members:

The Public Hearing & Regular Meeting of the Cone Ranch South Community Development District will be held on **Wednesday, September 11, 2019 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2019-04; Adopting Fiscal Year 2020 Budget .....Tab 01
  - E. Consideration of Budget Funding Agreement.....Tab 02
  - F. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 5. RETURN TO REGULAR MEETING**
- 6. BUSINESS ITEMS**
  - A. Discussion on Organization Matters
  - B. Consideration of Resolution 2019-05; Setting Fiscal Year 2020 Meeting Schedule.....Tab 03
  - C. General Matters of the District
- 7. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Minutes of the Regular Meeting May 10, 2019 ..... Tab 04
  - B. Consideration of Operations and Maintenance Expenditures April 2019 ..... Tab 05
  - C. Consideration of Operations and Maintenance Expenditures May 2019..... Tab 06
  - D. Consideration of Operations and Maintenance Expenditures June 2019..... Tab 07
  - E. Consideration of Operations and Maintenance Expenditures July 2019 ..... Tab 08
  - F. Review of Financial Statements Month Ending July 31, 2019..... Tab 09
- 8. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 10. 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,  
Debby Nussel  
District Manager