

**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.

**MIRA LAGO WEST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Mira Lago West Community Development District was held on **Monday, October 5, 2015 at 7:00 p.m.** at the Sunset Grill at Little Harbor, located at 602 Bahia Del Sol Boulevard, Ruskin, FL 33570.

Present and constituting a quorum:

Robert McCarthy	<b>Board Supervisor, Chairman</b>
Hector Ortiz	<b>Board Supervisor, Vice Chairman</b>
Jennifer Parra	<b>Board Supervisor, Assistant Secretary</b>
Sam Schmieder	<b>Board Supervisor, Assistant Secretary</b>
Debbie McGrory	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Sandy Oram	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>
Scott Brizendine	<b>Dir. of Financial Services, Rizzetta &amp; Company</b> <i>(via conference call)</i>
Brianne Beirl	<b>Financial Analyst, Rizzetta &amp; Company, Inc.</b> <i>(via conference call)</i>
Robbie Cox	<b>Representative, MBS Capital Markets</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Oram called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on August 3, 2015**

On a Motion by Mr. McCarthy, seconded by Mr. Schmieder, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on August 3, 2015 as presented for Mira Lago West Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for July and August 2015**

On a Motion by Mr. Ortiz, seconded by Mr. Schmieder, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for July 2015 totaling \$11,677.77 for the Mira Lago West Community Development District.

On a Motion by Mr. Ortiz, seconded by Ms. McGrory, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for August 2015 totaling \$9,638.09 for the Mira Lago West Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Bond Underwriting Agreement with MBS Capital Markets**

Mr. Cox presented a proposal from MBS Capital Markets for refunding opportunities for the District. Upon consideration, the Board moved to accept the agreement as it relates to the proposed issuance of bonds for the purpose of refunding of the District's outstanding Series 2005 bond.

On a Motion by Ms. McGrory, seconded by Ms. Parra, with all in favor, the Board of Supervisors approved MBS Capital's Agreement for Bond Underwriting for the Series 2005 bond for the Mira Lago West Community Development District.

**SIXTH ORDER OF BUSINESS**

**MBS Presentation Regarding Bond Refunding**

Mr. Cox gave the Board a presentation on the District's possible bond refunding for the Series 2005 bond. He entertained the Board members' questions.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Proposals for the District's  
Insurance Renewal**

On a Motion by Ms. McGrory, seconded by Ms. Parra, with all in favor, the Board of Supervisors ratified the Egis Proposal for the District's Fiscal Year 2015/2016 Insurance Renewal for the Mira Lago West Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatic Report- Keith Remson**  
Not present.

**B. Landscape Report**  
Not present.

**C. District Counsel**  
Not present.

**D. District Engineer**  
Mr. Schappacher presented a report on the erosion issue on the large pond. The report is attached as a part of the meeting minutes.

**E. District Manager**  
Ms. Oram stated that the next regularly scheduled meeting will be held on December 7, 2015 at 7:00 p.m.

Ms. Oram presented the unaudited financial statement for July 2015.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Oram asked if there were any Supervisor requests. Mr. McCarthy proposed sending the contact for a company to Ms. Oram to investigate the District's TECO bill for any savings or overcharges.

Ms. Parra proposed putting the landscape maintenance contract out to bid. Ms. Oram stated that she would provide proposals at the next meeting.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Oram stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

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On a Motion by Mr. McCarthy, seconded by Mr. Ortiz, with all in favor, the Board adjourned the meeting at 8:32 p.m. for the Mira Lago West Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman



## Mira Lago Lake 8 Water Level

September 25, 2015

I was on site on September 11, 2015 to review the previous repairs on Lake 8 and to determine what needs to be done to protect the geotubes. Unfortunately I saw exactly the same thing with the lake level. The levels were much too high to see any exposed area along the geotubes. It appears that some of the areas were silted back in but until the water level subsides we will not know the extent.

As for the water level in Lake 8, when we were on site we noticed a few areas where the water level was all the way to the residents properties. I had not seen the water level this high since I became involved in this community. *This lake does not have a discharge.* When we became the District Engineer I reviewed the plans for the project and noticed that all the storm inlets and pipes for lake 8 were draining into the lake and there was no outfall system. I checked the storm water permitting for the project and see where the 100 year storm event would be contained in the lake; therefore the design engineer did not have to provide an outfall for this lake. Due to the overall size of the lake and the elevations surrounding the lake and the corresponding house pad elevations, the storm water model for the 100 year event showed that it could be contained within its banks.

The Normal Water Level on the permitted plans shows the elevation to be 1.71. The calculated 25 year storm event is 2.92. The calculated 100 year storm event is 3.31. The finished floor elevations range from a minimum of 9.8 on the east and south sides to 11.7 on the west sides. The north side varies from 9.8 to 11.6. The low points in the road are 7.4 on the east side up to 8.4 on the north and west sides.

I reviewed the design plans for the added retaining walls and they show the top of the wall to vary from approximately 4.0 to 5.5. When we were out there we noticed the lower walls were submerged a few inches. If these elevations are accurate then the water level would have been just over 4.0, which means it exceeded the 100 year storm event by almost one foot.

The lowest elevations on the lots appear to be on the east side at 8.3.

If the water continues to rise in the lakes, then it would start backing up through the storm pipes and in the roads and then discharge over the curb on the east side of the community. With the low point in the roads at 7.4, the curbs are approximately 6" higher, so the water would start spilling over the curbs at approximately elevation 8.0. The minimum house pad is still 1.8' higher, so the homes should not be in danger of any water.

Prepared By:

Rick Schappacher, P.E.  
District Engineer  
Schappacher Engineering