

**MINUTES OF MEETING
BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Boynton Village Community Development District's Board of Supervisors was held on **Tuesday, April 14, 2015 at 10:30 a.m.**, at **2300 Glades Road Blvd., Suite 202E, Boca Raton, Florida 33431.**

Present and constituting a quorum were:

Adam Freedman	Chair
Jim Giolda	Vice Chair
Gary Einfalt	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Rick Woodville	Wrathell, Hunt and Associates, LLC
Jeff Schnars	District Engineer
Dennis Lyles	District Counsel
Gary Stern	Landowner/Property Manager
John Markey	Developer
William "Bill" Horowitz	Morguard

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:30 a.m., and noted, for the record, that Supervisors Freedman, Giolda, and Einfalt were present, in person. Supervisors Oliveri and Smith were not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor, Michael Smith [Seat 2] *(the following to be provided in a separate package)*

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

B. Membership, Obligations and Responsibilities

C. Financial Disclosure Forms

i. Form 1: Statement of Financial Interests

ii. Form 1X: Amendment to Form 1, Statement of Financial Interests

iii. Form 1F: Final Statement of Financial Interests

D. Form 8B – Memorandum of Voting Conflict

Mr. Wrathell indicated that the Oath of Office will be administered to Mr. Smith at a future meeting.

FOURTH ORDER OF BUSINESS

Update: Land Swaps

Mr. Markey reported that he is working on the agreements and must review some final agreements, which arrived late yesterday. He advised that one land swap is moving the park from the south side to the middle of Renaissance Commons Boulevard and swapping some lake area to enlarge the lake and dig a new lake. Mr. Schnars noted that, at some point, a permit modification must be completed, which the Master Association will execute; he will meet with Mr. Horowitz to obtain signatures for the re-plat and changing the entitlements to single-family apartments and condominiums.

Mr. Markey indicated that all documents are in the process of being completed and there were several iterations between the attorney for BR Cortina and Mr. Pawelczyk, District Counsel. Mr. Lyles advised that the most recent drafts were distributed on April 8, 2015 and were being finalized.

FIFTH ORDER OF BUSINESS

Discussion: Developer Agreement

Mr. Markey stated that he is working on the funding agreement for BR Osprey, to fund the District for construction of the lakes and related infrastructure.

Mr. Lyles advised that the draft funding agreement had several iterations; comments were received from Mr. Markey's attorney, Mr. Jeff Margolis, on Friday, April 10, 2015. Other than some typographical errors, Mr. Lyles indicated that the agreement is substantially complete, as the fundamentals were established, and it is ready for execution.

Mr. Markey reported that Mr. Margolis consulted with him regarding some deleted items, which he agreed with. Mr. Margolis will provide the final document to Mr. Lyles.

Mr. Markey reported that, at a certain point, there will be separate funding agreements for the traffic light at Renaissance Commons Boulevard, in Old Boynton, and for the greenway construction. He did not believe that the engineer should commit to a number because he did not know the amount of traffic, ownership of the traffic signal or the value of the greenway. Mr. Markey felt that, the funding agreements should be placed on hold until the design was further along. This direction was provided to Mr. Margolis.

SIXTH ORDER OF BUSINESS

Discussion: CDD Boundary Expansion

Mr. Wrathell recalled that Mr. Lyles was working on a petition for the boundary expansion.

Mr. Lyles reported that the petition was substantially complete; however, two exhibits from the developer were pending. He advised that Mr. Knight is working with the developer on the exhibits but the petition is ready for execution and to be filed.

Mr. Wrathell asked if Board action was required to proceed with filing the petition.

Mr. Lyles indicated that authorization for Staff to file the petition to expand the District's boundaries was appropriate, as the petition is in final form and ready for execution, other than attaching the exhibits.

On MOTION by Mr. Freedman and seconded by Mr. Gielda, with all in favor, authorization for Staff to file the petition to expand the boundaries of the District, was approved.

SEVENTH ORDER OF BUSINESS

Discussion: Potential Land Dedications to CDD

Mr. Wrathell reported that this item was part of the land swap. Mr. Markey agreed.

EIGHTH ORDER OF BUSINESS

Approval of February 10, 2015 Regular Meeting Minutes

Mr. Wrathell presented the February 10, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, the February 10, 2015 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

Mr. Schnars reported that he is working with Mr. Lyles on the petition to expand the District’s boundaries.

C. Manager

Mr. Wrathell reported that Mr. Michal Szymonowicz is working with Mr. Freedman on preparation of an updated Assessment Methodology. When the report is completed, it will be presented to the Board.

i. Approval of Unaudited Financial Statements as of February 28, 2015

Mr. Wrathell presented the Unaudited Financial Statements as of February 28, 2015. On Page 2, he noted that assessment collections were at 100%.

Mr. Wrathell reported that the “Debt Service” fund activity, on Page 3, corresponded to the 100% debt service assessment collections and the District would have sufficient funds to make the May 1 payment. On Page 4, he indicated that there was \$191 in the “Capital projects” fund.

On MOTION by Mr. Freedman and seconded by Mr. Giolda, with all in favor, the Unaudited Financial Statements as of February 28, 2015, were approved.

- ii. UPCOMING MEETINGS:**
 - A. April 28, 2015 at 10:30 A.M.**
 - B. May 12, 2015 at 10:30 A.M.**
 - C. May 26, 2015 at 10:30 A.M.**

The next meetings are scheduled for April 28, May 12 and May 26, 2015 at 10:30 a.m., at this location.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There being no Supervisors' requests, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment


There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Einfalt and seconded by Mr. Freedman,
with all in favor, the meeting adjourned at 10:44 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair