

**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, August 25, 2015 at 10:30 a.m.**, at **2300 Glades Road, Suite 202E, Boca Raton, Florida 33431.**

**Present and constituting a quorum were:**

Adam Freedman	Chair
Gary Einfalt	Assistant Secretary
Mike Oliveri	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Gerry Knight	District Counsel
Jeff Schnars	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 10:32 a.m., and noted, for the record, that Supervisors Freedman, Einfalt and Oliveri were present, in person. Supervisors Gielda and Smith were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of BR Cortina Acquisition,  
LLC Funding Agreements**

**A. 2015 Project – SMU Improvements**

Mr. Knight presented a funding agreement between the developer, BR Cortina Acquisition, LLC (BR Cortina), and the District, evidencing that BR Cortina will fund the stormwater management improvements for the project, primarily the lakes. He noted that part of the boundary of one lake is being filled in and expanded on the other side and a new small lake is

being excavated. Mr. Knight explained that, under the agreement, the District will undertake filling the existing lake boundary and excavation of the new lake and BR Cortina will provide funding, as the District has no remaining construction funds.

Mr. Knight advised that BR Cortina will provide future funding, as needed, and the District would request draws for the amount needed to perform the work. In addition, BR Cortina will provide a letter of credit to the District as security while the work proceeds, in the event that BR Cortina fails to provide the funding necessary to complete the project; this is necessary because, as a government agency, the District must have the funds available to enter into the contract or the work cannot proceed.

**B. Traffic Signalization and Greenway**

Mr. Knight presented a funding agreement between BR Cortina and the District, evidencing that BR Cortina will fund the traffic signalization and greenway improvements, which the District will undertake.

Mr. Knight advised that both agreements were similar in nature, except for the improvements and requested approval, as the developer was proceeding with both projects fairly quickly.

Mr. Freedman noted that the address for BR Cortina, in both agreements, should be Suite 202E.

**On MOTION by Mr. Freedman and seconded by Mr. Oliveri, with all in favor, the Funding Agreement with BR Cortina Acquisition, LLC, for the 2015 SMU improvements, in substantial form, was approved.**

**On MOTION by Mr. Freedman and seconded by Mr. Oliveri, with all in favor, the Funding Agreement with BR Cortina Acquisition, LLC, for traffic signalization and greenway, in substantial form, was approved.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-6, Approving a Boynton Village Lake Conveyance Agreement Between the District and BR Cortina Acquisition LLC, a Delaware Limited Liability Company; Authorizing the Conveyance of Certain Real Property Interests and Related Documentation in Accordance with the Terms of the Agreement; Authorizing and Directing the Appropriate District Officials to take all Appropriate Action Required in Connection with Effectuating and Closing on the Conveyance of Such Property Interests; and Providing an Effective Date**

Mr. Knight presented Resolution 2015-6 for the Board's consideration.

Mr. Freedman pointed out that the first "Whereas" clause refers to Osceola County. Mr. Knight confirmed that this was a typographical error.

Mr. Knight presented the Boynton Village Lake Conveyance Agreement between the District and BR Cortina, which is also known as the Land Swap Agreement, evidencing that the District is conveying a portion of the existing lake to the developer, in exchange for new land for the existing lake and the new lake being excavated. He noted that the land swap will occur after the plat is recorded.

Mr. Knight indicated that the resolution authorizes the District to approve the Lake Conveyance Agreement and authorizes District Officials to execute any documents required to effectuate the conveyance.

Mr. Wrathell asked if approval of the Lake Conveyance Agreement will be included as part of the motion to adopt the resolution. Mr. Knight replied affirmatively, as the Lake Conveyance Agreement is an exhibit to the resolution.

Mr. Knight requested that the Board adopt the resolution, as amended, changing Osceola County to Palm Beach County. Mr. Wrathell pointed out that the addresses in the Lake Conveyance Agreement were incorrect. Mr. Knight advised that the resolution will be adopted in substantial form.

**On MOTION by Mr. Freedman and seconded by Mr. Oliveri, with all in favor, Resolution 2015-6, Approving a Boynton Village Lake Conveyance Agreement Between the District and BR Cortina Acquisition LLC, a Delaware Limited Liability Company; Authorizing the Conveyance of Certain Real Property Interests and Related Documentation in Accordance with the Terms of the Agreement; Authorizing and Directing the Appropriate District Officials to take all Appropriate Action Required in Connection with Effectuating and Closing on the Conveyance of Such Property Interests; and Providing an Effective Date, in substantial form, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Other Business**

Mr. Knight advised that the Boundary Expansion Petition is progressing through the city and, hopefully, it will be on the City Commission agenda for its first reading at the first September meeting, with the second reading at the second September meeting.

Mr. Knight reported that the existing park property will be traded for land in the District and become the new city park, which will remain in the District. He prepared an interlocal agreement and sent it to the city because the city wanted a guarantee or representation from the District that the city will not have any obligations, as a result of the land being located within the District’s boundaries. Mr. Knight pointed out that the city has not responded but whatever the city approves will be provided at the September 8, 2015 meeting.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being nothing additional to report, the next item followed.

**B. Engineer**

There being no report, the next item followed.

**C. Manager**

**i. UPCOMING MEETINGS:**

- **September 8, 2015 at 10:30 A.M. (*Public Hearing to Adopt Budget*)**
- **September 22, 2015 at 10:30 A.M.**

Mr. Wrathell reported that the next meetings were scheduled for September 8 and September 22, 2015 at 10:30 a.m., at this location.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

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

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

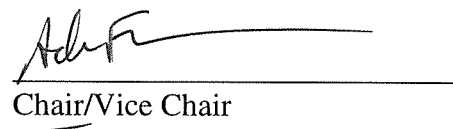
There being nothing further to discuss, the meeting adjourned.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair