

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

February 9, 2016

Boynton Village Community Development District
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

February 2, 2016

Board of Supervisors
Boynton Village Community Development District

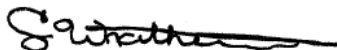
Dear Board Members:

A Regular Meeting of the Boynton Village Community Development District's Board of Supervisors will be held on **Tuesday, February 9, 2016 at 10:15 a.m.**, at **2300 Glades Road, Suite 202E, Boca Raton, Florida 33431**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Review & Approval of Plat Changes
4. Approval of Minutes
 - A. **January 12, 2016** Regular Meeting
 - B. **January 26, 2016** Regular Meeting
5. Other Business
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Approval of Unaudited Financial Statements as of December 31, 2015
 - ii. **NEXT MEETING: February 23, 2016 at 10:15 A.M.**
7. Supervisors' Requests
8. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 561-719-8675.

Sincerely,



Craig A. Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF
TO ATTEND BY TELEPHONE:

Call-in number: 1-888-354-0094
Conference ID: 2144145

1 **MINUTES OF MEETING**
2 **BOYNTON VILLAGE**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 A Regular Meeting of the Boynton Village Community Development District’s Board of
6 Supervisors was held on **Tuesday, January 12, 2016 at 10:15 a.m., at 2300 Glades Road, Suite**
7 **202E, Boca Raton, Florida 33431.**

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9 **Present and constituting a quorum were:**

10 Adam Freedman	Chair
11 Jim Giolda	Vice Chair
12 Gary Einfalt	Assistant Secretary
13 Mike Oliveri	Assistant Secretary
14 Michael Smith (<i>via telephone</i>)	Assistant Secretary

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17 **Also present were:**

18	
19 Craig Wrathell	District Manager
20 Cindy Cerbone	Wrathell, Hunt and Associates, LLC
21 Dennis Lyles	District Counsel
22 Jeff Schnars	District Engineer
23 John Markey	Developer
24 Jeff Johnson	Developer
25 Bill Horowitz	Morguard

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28 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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30 Mr. Wrathell called the meeting to order at 10:21 a.m., and noted, for the record, that
31 Supervisors Freedman, Giolda, Einfalt and Oliveri were present, in person. Supervisor Smith
32 was attending via telephone.

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34 **SECOND ORDER OF BUSINESS**

Public Comments

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36 There being no public comments, the next item followed.

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38 **THIRD ORDER OF BUSINESS**

Consideration of Partial Release of True-Up Agreement

41 Mr. Lyles explained that this is the property that will shift from the developer’s control to
42 the city. Part of the agreement is that the District releases its obligations, assessments and True-
43 Up agreement, which calls for possible changes in assessments, in the future. This will be
44 contingent upon an actual closing and funding. The District will hold the agreement in escrow,
45 pending completion of these transactions. The property will be turned into a park, which will be
46 an amenity for future residents.

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48 **On MOTION by Mr. Freedman and seconded by Mr. Oliveri,**
49 **with all in favor, the Partial Release of True-Up Agreement**
50 **was approved.**

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53 **FOURTH ORDER OF BUSINESS**

**Consideration of Termination and
54 Release of Easement**

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Mr. Lyles stated that this easement is related to the previous item. This was an easement
57 in favor of the District, which was part of the plan of Capital Improvements, as developed by the
58 District Engineer. As this property will be developed as a city park and not for private purposes,
59 the city asked that the easement be released, as it is no longer needed for the project. Mr.
60 Schnars agreed that this is correct.

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62 **On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with**
63 **all in favor, the Termination and Release of Easement, was**
64 **approved.**

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- **Roebing Architecture Construction, Inc., Change Order (\$12,037.50)**

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****This item was an addition to the agenda****

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Mr. Wrathell presented a Change Order from Roebing Architecture Construction, Inc., in
70 the amount of \$12,037.50.

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Mr. Johnson explained that the District previously had a proposal from Power Design,
72 who sent a revised proposal because they did not have the circuitry plan. Mr. Johnson proved to
73 Power Design that it was sent; however, Power Design still wanted to increase the proposal by
74 \$60,000. Mr. Giolda asked if he had proof of this. Mr. Johnson has e-mails to Power Design,
75 along with additional proposals. Mr. Giolda asked Mr. Johnson to provide the District Engineer

76 with the information. Mr. Wrathell explained that this change order will be funded by the
77 developer.

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On MOTION by Mr. Freedman and seconded by Mr. Oliveri, with all in favor, the Roebing Architecture Construction, Inc., Change Order, in the amount of \$12,037.50, pending funding, was approved.

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85 **FIFTH ORDER OF BUSINESS**

Approval of December 8, 2015 Regular Meeting Minutes

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88 This item was presented during the Seventh Order of Business.

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90 **SIXTH ORDER OF BUSINESS**

Other Business

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92 There being no other business, the next item followed.

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94 **SEVENTH ORDER OF BUSINESS**

Staff Reports

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96 **A. Attorney**

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

98 **B. Engineer**

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

100 **▪ Approval of December 8, 2015 Regular Meeting Minutes**

101 *****This item, previously the Fifth Order of Business, was presented out of order.*****

102 Mr. Wrathell presented the December 8, 2015 Regular Meeting Minutes and asked for
103 any additions, deletions or corrections.

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On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, the December 8, 2015 Regular Meeting Minutes, as presented, were approved.

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110 **C. Manager**

111 **i. Approval of Unaudited Financial Statements as of November 30, 2015**

112 Mr. Wrathell presented the Unaudited Financial Statements as of November 30, 2015.

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On MOTION by Mr. Freedman and seconded by Mr. Oliveri, with all in favor, the Unaudited Financial Statements as of November 30, 2015, was approved.

ii. NEXT MEETING: January 26, 2016 at 10:15 A.M.

Mr. Wrathell reported that the next meeting will be held on January 26, 2016, at this location.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

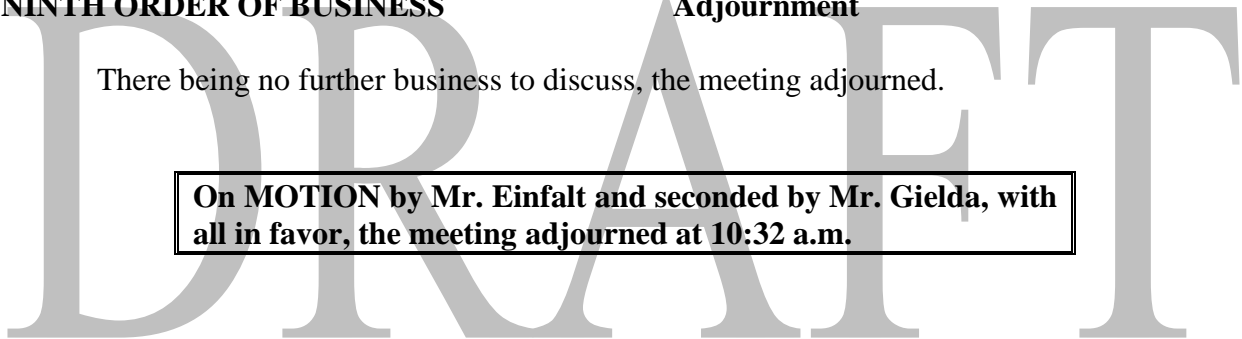
Mr. Schnars asked who will record the Easement release. A Board Member stated that the city will take care of it.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Einfalt and seconded by Mr. Gielda, with all in favor, the meeting adjourned at 10:32 a.m.



[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

1 **MINUTES OF MEETING**
2 **BOYNTON VILLAGE**
3 **COMMUNITY DEVELOPMENT DISTRICT**
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5 A Public Hearing and Regular Meeting of the Boynton Village Community Development
6 District's Board of Supervisors was held on **Tuesday, January 26, 2016** at **10:15 a.m.**, at **2300**
7 **Glades Road, Suite 202E, Boca Raton, Florida 33431.**

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9 **Present and constituting a quorum were:**

10 Adam Freedman	Chair
11 Jim Giolda	Vice Chair
12 Gary Einfalt	Assistant Secretary
13 Mike Oliveri	Assistant Secretary
14 Michael Smith (<i>via telephone</i>)	Assistant Secretary

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17 **Also present were:**

18 Craig Wrathell	District Manager
19 Cindy Cerbone	Wrathell, Hunt and Associates, LLC
20 Dennis Lyles	District Counsel
21 Jeff Schnars	District Engineer
22 John Markey	Developer
23 Bill Horowitz	Morguard

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27 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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29 Mr. Wrathell called the meeting to order at 10:23 a.m., and noted, for the record, that
30 Supervisors Freedman, Giolda, Einfalt and Oliveri were present, in person. Supervisor Smith
31 was attending via telephone.

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33 **SECOND ORDER OF BUSINESS**

Public Comments

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35 There being no public comments, the next item followed.
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42 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2016-3, Setting a Public Hearing for the Purpose of Hearing Public Comment on Securing the District’s Special Assessment Bonds, Series 2007A-2; on Certain Property Within the District Generally Described as the Boynton Village Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes; Confirming Rescheduling of the Public Hearing Originally Scheduled Pursuant to Resolution 2016-2; Providing for Conflicts; Providing for Severability and Providing an Effective Date

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Mr. Wrathell presented Resolution 2016-3 for the Board’s consideration and read the title into the record:

59 “A RESOLUTION OF THE BOARD OF SUPERVISORS OF BOYNTON
60 VILLAGE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC
61 HEARING TO BE HELD ON FEBRUARY 23, 2016 10:15 A.M., AT 2300
62 GLADES ROAD, SUITE 202E, BOCA RATON, FLORIDA 33431, FOR THE
63 PURPOSE OF HEARING PUBLIC COMMENT ON SECURING THE
64 DISTRICT’S SPECIAL ASSESSMENT BONDS, SERIES 2007A-2 ON
65 CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED
66 AS THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT
67 IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA
68 STATUTES; CONFIRMING THE RE-SCHEDULING OF THE PUBLIC
69 HEARING ORIGINALLY SCHEDULED PURSUANT TO RESOLUTION
70 2016-2; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY
71 AND PROVIDING AN EFFECTIVE DATE”

72 Mr. Wrathell stated that the Public Hearing will be rescheduled for February 23, 2016 at
73 10:15 a.m., at this location.

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81 **On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with**
 82 **all in favor, Resolution 2016-3, Setting a Public Hearing for the**
 83 **Purpose of Hearing Public Comment on Securing the District’s**
 84 **Special Assessment Bonds, Series 2007A-2; on Certain**
 85 **Property Within the District Generally Described as the**
 86 **Boynton Village Community Development District in**
 87 **Accordance with Chapters 170, 190 and 197, Florida Statutes;**
 88 **Confirming Rescheduling of the Public Hearing Originally**
 89 **Scheduled Pursuant to Resolution 2016-2; Providing for**
 90 **Conflicts; Providing for Severability and Providing for an**
 91 **Effective Date, was adopted.**

94 **FOURTH ORDER OF BUSINESS**

95 **Consideration of Resolution 2016-4,**
 96 **Authorizing the Chair of the Board of**
 97 **Supervisors to Enter into Certain**
 98 **Contracts Without Prior Approval of the**
 99 **Board of Supervisors; Authorizing the**
 100 **District Manager to Enter into Certain**
 101 **Contracts and Disburse Funds for**
 102 **Payment of Certain Expenses Without**
 103 **Prior Approval of the Board of**
 104 **Supervisors; Providing for a Monetary**
 105 **Threshold; and Providing an Effective**
 106 **Date.**

107 Mr. Wrathell presented Resolution 2016-4 for the Board’s consideration. He explained
 108 that Resolution 2016-4 will be approved, in substantial form, pending District Counsel’s
 109 revisions. Mr. Freedman previously inquired about authorizing him, as Chair, to approve change
 110 orders, etc., and ratifying his actions at a subsequent meeting, which is common. The District is
 111 funded by the developer, with the developer providing funds prior to the District paying for
 112 improvements; essentially, anything that Mr. Freedman approves would have been previously
 113 approved by the developer.

114 Mr. Lyles confirmed that it is common for CDD Boards to authorize the Chair or District
 115 Manager to approve agreements to remain on the development and infrastructure timeline and
 116 avoid unnecessary delays and expenses. He recommended amending the resolution to apply, not
 117 only in the case of an emergency but to include the construction schedule. The resolution should
 118 include that funding is available for the contract, change order or expenditure and that the action
 119 be ratified, at the next meeting. The final version will include the aforementioned amendments.

120 Mr. Wrathell read the title into the record:

121 “A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYNTON
122 VILLAGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE
123 CHAIR OF THE BOARD OF SUPERVISORS TO ENTER INTO CERTAIN
124 CONTRACTS WITHOUT PRIOR APPROVAL OF THE BOARD OF
125 SUPERVISORS; AUTHORIZING THE DISTRICT MANAGER TO ENTER
126 INTO CERTAIN CONTRACTS AND DISBURSE FUNDS FOR PAYMENT
127 OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD
128 OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND
129 PROVIDING FOR AN EFFECTIVE DATE.”

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131 **On MOTION by Mr. Giolda and seconded by Mr. Oliveri, with**
132 **all in favor, Resolution 2016-4, Authorizing the Chair of the**
133 **Board of Supervisors to Enter into certain Contracts Without**
134 **Prior Approval of the Board of Supervisors; Authorizing the**
135 **District Manager to Enter into Certain Contracts and Disburse**
136 **Funds for Payment of Certain Expenses Without Prior**
137 **Approval of the Board of Supervisors; Providing for a**
138 **Monetary Threshold; and Providing for an Effective Date, as**
139 **amended, was adopted.**

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142 **FIFTH ORDER OF BUSINESS**

Other Business

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144 There being no other business, the next item followed.

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146 **SIXTH ORDER OF BUSINESS**

Staff Reports

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148 **A. District Counsel**

149 There being no report, the next item followed.

150 **B. District Engineer**

151 There being no report, the next item followed.

152 **C. District Manager**

153 **i. NEXT MEETING: February 9, 2016 at 10:15 A.M.**

154 Mr. Wrathell indicated that the next meeting will be held on February 9, 2016, at this
155 location.

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157 **SEVENTH ORDER OF BUSINESS**

Supervisors’ Requests

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159 There being no Supervisors’ requests, the next item followed.

160 **EIGHTH ORDER OF BUSINESS**

Adjournment

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

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**On MOTION by Mr. Einfalt and seconded by Mr. Freedman,
with all in favor, the meeting adjourned at 10:30 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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DRAFT

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2015**

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DECEMBER 31, 2015**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	\$ 341,061	\$ -	\$ -	\$ 341,061
Investments - US Bank				
Revenue account - (A-1) 1950 Congress	-	108,783	-	108,783
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	199,783	-	199,783
Reserve account - (A-1) 1950 Congress	-	231,215	-	231,215
Reserve account - (A-2) SFL Devco	-	811,848	-	811,848
Construction account	-	-	191	191
Due from other funds				
General	-	261,078	-	261,078
Debt service	139	-	-	139
Total assets	<u>\$ 341,200</u>	<u>\$1,612,707</u>	<u>\$ 191</u>	<u>\$ 1,954,098</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 3,282	\$ -	\$ -	\$ 3,282
Due to other funds				
General	-	139	-	139
Debt service	261,078	-	-	261,078
Total liabilities	<u>264,360</u>	<u>139</u>	<u>-</u>	<u>264,499</u>
Fund balances:				
Restricted for:				
Debt service	-	1,612,568	-	1,612,568
Capital projects	-	-	191	191
Unassigned	76,840	-	-	76,840
Total fund balances	<u>76,840</u>	<u>1,612,568</u>	<u>191</u>	<u>1,689,599</u>
Total liabilities and fund balances	<u>\$ 341,200</u>	<u>\$1,612,707</u>	<u>\$ 191</u>	<u>\$ 1,954,098</u>

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2015**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 20,776	\$ 20,776	\$ 92,922	22%
Interest and miscellaneous	23,675	23,679	-	N/A
Total revenues	<u>44,451</u>	<u>44,455</u>	<u>92,922</u>	48%
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	2,800	5,000	56%
Management	3,370	10,110	40,440	25%
Legal	8,500	9,192	9,000	102%
Engineering	-	-	28,000	0%
Audit	-	-	5,900	0%
Assessment roll preparation	917	2,750	11,000	25%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	-	-	5,000	0%
Trustee	-	-	7,000	0%
Postage	-	-	750	0%
Legal advertising	-	646	1,000	65%
Annual district filing fee	-	175	175	100%
Insurance	-	5,665	5,665	100%
Office supplies	-	-	500	0%
Other current charges	49	141	750	19%
Website	-	1,337	500	267%
Total professional & administrative	<u>13,836</u>	<u>32,816</u>	<u>121,880</u>	27%
Other fees and charges				
Tax collector	208	208	968	21%
Property appraiser	-	-	74	0%
Total other fees and charges	<u>208</u>	<u>208</u>	<u>1,042</u>	20%
Total expenditures	<u>14,044</u>	<u>33,024</u>	<u>122,922</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	30,407	11,431	(30,000)	
Fund balances - beginning	<u>46,433</u>	<u>65,409</u>	<u>69,671</u>	
Fund balances - ending	<u>\$ 76,840</u>	<u>\$ 76,840</u>	<u>\$ 39,671</u>	

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2007
FOR THE PERIOD ENDED DECEMBER 31, 2015**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 256,240	\$ 256,240	\$ 1,143,806	22%
Interest	3	3	-	N/A
Total revenues	<u>256,243</u>	<u>256,243</u>	<u>1,143,806</u>	22%
EXPENDITURES				
Debt service				
Principal	-	-	300,000	0%
Interest	-	415,487	830,975	50%
Total debt service	<u>-</u>	<u>415,487</u>	<u>1,130,975</u>	37%
Other fees and charges				
Tax collector	2,562	2,562	11,915	22%
Property appraiser	-	-	916	0%
Total other fees and charges	<u>2,562</u>	<u>2,562</u>	<u>12,831</u>	20%
Total expenditures	<u>2,562</u>	<u>418,049</u>	<u>1,143,806</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	253,681	(161,806)	-	
Fund balances - beginning	1,358,887	1,774,374	1,767,705	
Fund balances - ending	<u>\$ 1,612,568</u>	<u>\$ 1,612,568</u>	<u>\$ 1,767,705</u>	

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2007
FOR THE PERIOD ENDED DECEMBER 31, 2015**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	191	191
Fund balances - ending	<u><u>\$ 191</u></u>	<u><u>\$ 191</u></u>