

**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, February 9, 2016 at 10:15 a.m., at 2300 Glades Road, Suite 202E, Boca Raton, Florida 33431.**

Present and constituting a quorum were:

Adam Freedman	Chair
Jim Gielda	Vice Chair
Gary Einfalt	Assistant Secretary
Mike Oliveri	Assistant Secretary
Michael Smith (<i>via telephone</i>)	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Dennis Lyles	District Counsel
Jeff Schnars	District Engineer
John Markey	Developer
Bill Horowitz	Morguard

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:28 a.m., and noted, for the record, that Supervisors Freedman, Gielda, Einfalt and Oliveri were present, in person. Supervisor Smith was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Review & Approval of Plat Changes

Mr. Freedman indicated that changes to the replat of the property, approved at a previous meeting, will likely be made. The dedication of the Greenway plat, Tracts B1, B2 and B3, was changed from the District to the Master Association, consistent with the existing plat. Lake

Tracts L1 and L2 will remain with the CDD, for water management, and, consistent with the current plat, the roadway tracts will remain with the CDD.

In response to a question, Mr. Freedman stated that the maintenance easement over the Greenway could be included in the plat dedication or as a separate instrument; however, it would be easier to include the easements with the dedication, since they would be changed.

Mr. Lyles summarized that the Greenway was to be constructed with CDD funds and will be maintained, in the future, by the CDD; the Master Association will own the Greenway and the CDD will have a landscape, installation and maintenance easement and an access easement over it. He did not see a legal impediment to this arrangement.

In response to Mr. Horowitz's question, Mr. Freedman indicated that the CDD must have the ability to maintain the Greenway if, for some reason, the Master Association was unable to do so. Mr. Freedman advised that a maintenance agreement between the CDD and the Master Association extends every five years.

Mr. Freedman indicated that the CDD must have access easements, over the drainage easements, for access to both lakes. Mr. Horowitz asked if the access easements were to be included in the plats. Mr. Freedman stated that there was an easement release for the existing access easement. Discussion ensued regarding access easements. The CDD must overlay an access easement over the interconnect easement for Tract L1. Access easements for Tract L2 will be added through Tract R1 and the southern drainage easement, just north of Lot 115.

On MOTION by Mr. Freedman and seconded by Mr. Giolda, with all in favor, the changes to Greenway Plat, Tracts B1, B2 and B3, and authorization for the Chair to execute, were approved.

▪ **Ratification of Termination and Release of Easement**

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

Mr. Lyles indicated that the Termination and Release of Easement, approved and executed at the last meeting, would be rescinded. Mr. Freedman clarified that only the access easement was released by the CDD, not the interconnect easement.

Mr. Lyles advised that the executed Termination and Release of Easement was held in escrow and was not, yet, recorded.

On MOTION by Mr. Freedman and seconded by Mr. Gielda, with all in favor, the executed Termination and Release of Easement, was rescinded.

On MOTION by Mr. Freedman and seconded by Mr. Einfalt, with all in favor, the Termination and Release of Access Easement, in substantial form, and authorization for the Chair to execute, subject to further legal review, were approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes

- A. January 12, 2016 Regular Meeting**
- B. January 26, 2016 Regular Meeting**

Mr. Wrathell presented the January 12, 2016 Regular Meeting and January 26, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Oliveri and seconded by Mr. Einfalt with all in favor, the January 12, 2016 Regular Meeting and January 26, 2016 Regular Meeting Minutes, as presented, were approved.

FIFTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

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

- B. Engineer**

Mr. Schnars will make the plat revisions, as directed, and redistribute the plat for signature.

- C. Manager**

- i. Approval of Unaudited Financial Statements as of December 31, 2015**

Mr. Wrathell presented the Unaudited Financial Statements as of December 31, 2015. Page 2 reflected that assessment revenue collections were at 22%.

Mr. Horowitz noted that the assessment on the developer's parcel was paid in November, 2015. Mr. Wrathell will review the current revenue collection level.

On MOTION by Mr. Freedman and seconded by Mr. Giolda, with all in favor, the Unaudited Financial Statements as of December 31, 2015, were approved.

ii. NEXT MEETING: February 23, 2016 at 10:15 A.M.

Mr. Wrathell reported that the next meeting will be held on February 23, 2016, at 10:15 a.m., at this location.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

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

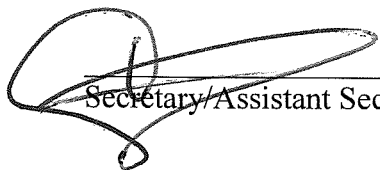
EIGHTH ORDER OF BUSINESS

Adjournment


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

On MOTION by Mr. Einfalt and seconded by Mr. Giolda, with all in favor, the meeting adjourned at 10:46 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair