

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

Public Hearings and a Regular Meeting of the Boynton Village Community Development District's Board of Supervisors were held on **Tuesday, February 23, 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
Richard Carlson	Morguard

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 10:23 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**

**Public Hearing Regarding Adoption of  
Uniform Method of Levy, Collection and  
Enforcement of Non-Ad Valorem  
Assessments**

**A. Affidavit of Publication**

- B. Consideration of Resolution 2016-5, Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

This item was presented following the Ninth Order of Business.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

**A. Mailed Notice to Property Owners**

**B. Affidavit of Publication**

**C. Consideration of Resolution 2016-6, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefitted By Such Projects To Pay the Cost Thereof; Providing For the Payment and the Collection of Such Special Assessments By the Methods Provided For By Chapters 170, 190, and 197 Florida Statutes; Confirming The District’s Intention To Issue Special Assessment Bonds; Providing For True-Up Payments; Making Provisions Relating To The Transfer Of Real Property To Governmental Bodies; Providing For The Recording Of An Assessment Notice; Providing For Severability, Conflicts And An Effective Date**

This item was presented following the Ninth Order of Business.

**FIFTH ORDER OF BUSINESS**

**Ratification of Amendment to Interlocal Agreement with City of Boynton Beach, Florida**

Mr. Wrathell presented the previously executed Amendment to the Interlocal Agreement with the City of Boynton Beach, Florida. Mr. Lyles advised that ratification of the agreement was consistent with previous Board discussion.

**On MOTION by Mr. Giolda and seconded by Mr. Oliveri, with all in favor, the Amendment to Interlocal Agreement with City of Boynton Beach, Florida, was ratified.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Agreement with Palm Beach County Information Systems Services**

Mr. Wrathell presented the Agreement with Palm Beach County Information Systems Services. An increased fee is being charged by the County, for assistance provided in the preparation of the assessment rolls and placement of the assessments on the tax bill. The District’s total assessment revenues for Fiscal Year 2016 correspond with Tier 7 of the fee schedule, resulting in an annual charge of \$2,030. The fee will be included in the Fiscal Year 2017 budget.

**On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, the Interlocal Agreement with Palm Beach County Information Systems Services, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Authorization for Chair/Vice Chair to Execute Final Cortina PUD Replat Two**

Mr. Freedman presented the changes to the Cortina replat, as discussed at the last meeting. The CDD has access easements for Lake Tracts L1 and L2, an installation and maintenance easement over the Greenway, Tracts B1, B2 and B3, and an access easement over the Tract R2 roadway, for public parking.

Mr. Wrathell explained that the original development plan was developed years ago. The current developers purchased and reconfigured the property, making the replat necessary.

**On MOTION by Mr. Giolda and seconded by Mr. Oliveri, with all in favor, authorization for Chair/Vice Chair to Execute Final Cortina PUD Replat Two, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being no report, the next item followed.

**B. District Engineer**

There being no report, the next item followed.

**C. District Manager**

**i. NEXT MEETING: March 8, 2016 at 10:15 A.M.**

Mr. Wrathell indicated that the next regular meeting will be held on March 8, 2016, at 10:15 a.m., at this location.

**▪ Public Hearing Regarding Adoption of Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments**

*\*\*\*This item, previously the Third Order of Business, was presented out of order.\*\*\**

Mr. Wrathell indicated that, because the land swap between the District and the City of Boynton Beach was delayed, today’s Public Hearings and Regular Meeting will be recessed and reconvened within seven days. Mr. Lyles stated that notice of the rescheduled Public Hearings will be published prior to reconvening the Public Hearings. A 30-day notice is not required for the rescheduled hearings, as all interested parties were properly noticed for today’s Public Hearings.

**A. Affidavit of Publication**

The affidavit of publication for today’s Public Hearing was provided for informational purposes.

**B. Consideration of Resolution 2016-5, Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2016-5 for the Board’s consideration. He explained that Resolution 2016-5 was related to the utilization of uniform methods of levying, collecting and enforcing of non-ad valorem assessments.

**\*\*\*Mr. Wrathell opened the Public Hearing.\*\*\***

Mr. Richard Carlson, of Morguard Boynton Town Center LLC (Morguard), asked if affected assessments were on the residential components of the CDD. Mr. Wrathell confirmed that only the A2 residential components would be affected by Resolution 2016-5.

**On MOTION by Mr. Oliveri and seconded by Mr. Freedman, with all in favor, the Public Hearing Regarding Adoption of Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments, to be reconvened on March 1, 2016, at 4 p.m., at this location, was recessed.**

- **Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

**\*\*\*This item, previously the Fourth Order of Business, was presented out of order.\*\*\***

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

**A. Mailed Notice to Property Owners**

Mr. Wrathell presented the mailed notice to property owners.

**B. Affidavit of Publication**

Mr. Wrathell presented the affidavit of publication for today’s Public Hearings.

**C. Consideration of Resolution 2016-6, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefitted By Such Projects To Pay the Cost Thereof; Providing For the Payment and the Collection of Such Special Assessments By the Methods Provided For By Chapters 170, 190, and 197 Florida Statutes; Confirming The District’s Intention To Issue Special Assessment Bonds; Providing For True-Up Payments; Making Provisions Relating To The Transfer Of Real Property To Governmental Bodies; Providing For The Recording Of An Assessment Notice; Providing For Severability, Conflicts And An Effective Date**

**\*\*\*Mr. Wrathell opened the Public Hearing.\*\*\***

There was no testimony from affected property owners.

**On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, the Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements, to be reconvened on March 1, 2016, at 4 p.m., at this location, was recessed.**

Mr. Lyles suggested mailing a supplemental notice to the affected property owners, notifying them of the rescheduled Public Hearing.

Mr. Wrathell reiterated that the Public Hearings and Regular Meeting will reconvene on March 1, 2016, at 4 p.m., at this location.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

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

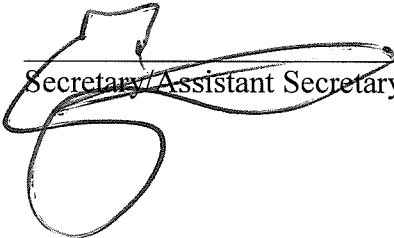
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

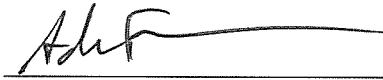
There being no further business to discuss, the meeting recessed.

**On MOTION by Mr. Giolda and seconded by Mr. Freedman, with all in favor, the Public Hearings and Regular Meeting recessed at 10:42 a.m., and will reconvene on March 1, 2016, at 4:00 p.m., at this location.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair