

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

A Continued Public Hearing of the Boynton Village Community Development District's Board of Supervisors was held on **Tuesday, March 1, 2016 at 4:00 p.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
Sue Delegal	District Counsel
Bill Horowitz	Morguard

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell reconvened the public hearing at 4:02 p.m., and noted, for the record, that Supervisors Freedman, Gielda, Oliveri and Einfalt 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

**Continued Public Hearing Regarding the
Levy of Non-Ad Valorem Special
Assessments**

Mr. Wrathell indicated that this was a continuation of last week's originally scheduled public hearing related to the reallocation of assessments and expansion of the District. A new product mix was incorporated into the project. Some property was swapped with the City and added to the District, which will be assessable property. Other property, which was previously

assessable, became a park site, and will no longer have an assessment on it. The property swap occurred and was finalized; therefore, it was okay to proceed with today's public hearing.

A. Proof of Publication

Mr. Wrathell recalled that, at the end of last week's meeting, District Counsel recommended publishing a notice of the rescheduled public hearing, even though the public hearing was being reconvened today.

▪ **Mailed Notice to Property Owners**

****This item, previously Item 3.D., was presented out of order.****

Mr. Wrathell presented the mailed notices as requested by District Counsel, which notified the property owners of the rescheduled public hearing. The formal letter was similar to the original letter.

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 gave a brief overview of the Revised Supplemental Special Assessment Methodology Report, dated December 4, 2015, which was previously adopted. Page 1 reflected the addition of 4.994 acres to the District. Page 8 showed the Original Development Plan (ODP) now referred to as Phase II, with 1,104 as the original total number of units and Total Equivalent Residential Units (ERUs) at 928.406. The Revised Development Plan (RDP), now referred to as Phase II, had 1,108 units and 946.673 ERUs. Table 2 showed the par debt, per unit, and overall. It could handle \$10,850,000 of debt, based upon the new product mix and the new total number of ERUs; based upon the old assessments, it could handle \$10,939,987.49 worth of debt, which showed there was no need for True-up.

Mr. Wrathell indicated that debt is not being added to the property. The current overall debt is \$10,850,000. Page 10 reflected that, with 1,108 units, the \$10,850,000 overall par amount of debt, reduced slightly, on a per ERU basis, ERUs were added. Some of the product mix changed from the original plan but the per ERU Annual Debt Assessment was slightly

reduced because the number of ERUs increased. Exhibit A showed the A2 Revised Assessment Roll, based on the new table; basically, Table 10.

The new park site is within the District boundaries, and, while previously assessable and assessed, that property no longer has a debt assessment allocated to it. The new acreage being added will be assessed as part of methodology and property owners were noticed as part of the process.

Mr. Wrathell read the title of Resolution 2016-5 into the record:

“A RESOLUTION OF THE BOARD OF SUPERVISORS OF BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT 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 opened the Public Hearing.****

No members of the public spoke.

****Mr. Wrathell closed the Public Hearing.****

On MOTION by Mr. Freedman and seconded by Mr. Oliveri, with all in favor, 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, was adopted.

- C. 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.*

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

No members of the public spoke.

*****Mr. Wrathell closed the Public Hearing.*****

D. Mailed Notice to Property Owners

This item was presented following Item A.

E. 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 presented Resolution 2016-5 for the Board’s consideration.

<p>On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, 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, was adopted.</p>

FOURTH ORDER OF BUSINESS

NEXT MEETING: March 8, 2016 at 10:15 a.m.

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

FIFTH ORDER OF BUSINESS

Supervisors' Requests

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

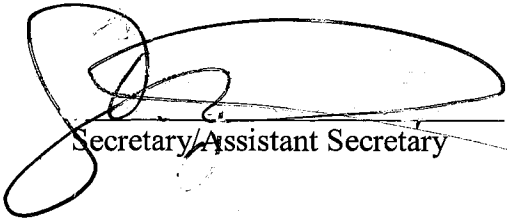
SIXTH ORDER OF BUSINESS

Adjournment


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

On MOTION by Mr. Einfalt and seconded by Mr. Oliveri, with all in favor, the Public Hearings and Regular Meeting adjourned at 4:12 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair