

**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, March 8, 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 |
| Sue Delegal    | District Counsel                   |
| John Markey    | Developer                          |
| John Walsh     | Morguard                           |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 10:19 a.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**

**Discussion: First Amendment to Master Declaration of Covenants, Restrictions and Easements for Boynton Town Center.**

Mr. Freedman indicated that the Boynton Town Center Master Association is amending its Declaration. A Joinder for the CDD's execution was sent to District Counsel for review.

Ms. Delegal explained that the document has a Joinder for the District to execute and recommended switching from a Joinder to an Acknowledgement because there are no obligations of the CDD, under the document. District Counsel wanted authority to negotiate the specific terms of the Acknowledgment that would be executed.

**On MOTION by Mr. Freedman and seconded by Mr. Giolda, with all in favor, authorizing District Counsel to negotiate the specific terms and draft an Acknowledgment and for the Chair or Vice Chair to execute, were approved.**

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes**

- A. August 25, 2015 Regular Meeting**
- B. February 9, 2016 Regular Meeting**
- C. February 23, 2016 Regular Meeting**

Mr. Wrathell presented the August 25, 2015, February 9, 2016 and February 23, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, the August 25, 2015, February 9, 2016 and February 23, 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 no report, the next item followed.
- B. Engineer**  
There being no report, the next item followed.
- C. Manager**
  - i. Approval of Unaudited Financial Statements as of January 31, 2016**

Mr. Wrathell presented the Unaudited Financial Statements as of January 31, 2016. Assessment Revenue Collections were at 100% for both the “General” and “Debt Service” funds. A question was raised regarding the \$23,710 in “Interest and miscellaneous” line item on Page 2. Mr. Wrathell must verify what the amount was related to, as the District’s interest earnings were not that high.

**On MOTION by Mr. Oliveri and seconded by Mr. Freedman, with all in favor, the Unaudited Financial Statements as of January 31, 2016, were approved.**

**ii. NEXT MEETING: March 22, 2016 at 10:15 A.M.**

Mr. Wrathell advised that the next meeting is scheduled for March 22, 2016 at 10:15 a.m.

**SIXTH ORDER OF BUSINESS**

**Supervisors’ Requests**

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

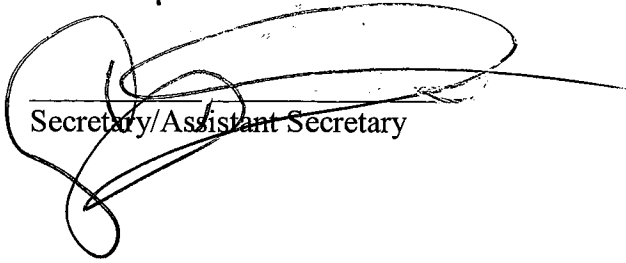
**SEVENTH ORDER OF BUSINESS**

**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 10:25 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary

*Adm F*

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Chair/Vice Chair