

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

April 12, 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

April 5, 2016

Board of Supervisors
Boynton Village Community Development District

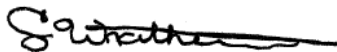
Dear Board Members:

A Regular Meeting of the Boynton Village Community Development District's Board of Supervisors will be held on **Tuesday, April 12, 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. Ratification of Change Order(s) *(to be provided under separate cover)*
4. Approval of Minutes
 - A. **March 1, 2016** Continued Meeting
 - B. **March 8, 2016** Regular Meeting
5. Other Business
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Approval of Unaudited Financial Statements as of February 29, 2016
 - ii. **NEXT MEETING: April 26, 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

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

FOR BOARD MEMBERS AND STAFF
TO ATTEND BY TELEPHONE:

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

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**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 Giolda	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, Giolda, 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

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

45 **A. Proof of Publication**

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

49 **▪ Mailed Notice to Property Owners**

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

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

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

62 Mr. Wrathell presented Resolution 2016-5 for the Board's consideration. He gave a brief
63 overview of the Revised Supplemental Special Assessment Methodology Report, dated
64 December 4, 2015, which was previously adopted. Page 1 reflected the addition of 4.994 acres
65 to the District. Page 8 showed the Original Development Plan (ODP) now referred to as Phase
66 II, with 1,104 as the original total number of units and Total Equivalent Residential Units
67 (ERUs) at 928,406. The Revised Development Plan (RDP), now referred to as Phase II, had
68 1,108 units and 946,673 ERUs. Table 2 showed the par debt, per unit, and overall. It could
69 handle \$10,850,000 of debt, based upon the new product mix and the new total number of ERUs;
70 based upon the old assessments, it could handle \$10,939,987.49 worth of debt, which showed
71 there was no need for True-up.

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

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

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

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

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“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.”

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

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No members of the public spoke.

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

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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.

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- 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.

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- *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. Gielda 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>

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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.

157 **FIFTH ORDER OF BUSINESS** **Supervisors' Requests**

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

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161 **SIXTH ORDER OF BUSINESS** **Adjournment**

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

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

DRAFT

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

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3 **MINUTES OF MEETING**
4 **BOYNTON VILLAGE**
5 **COMMUNITY DEVELOPMENT DISTRICT**

6 A Regular Meeting of the Boynton Village Community Development District’s Board of
7 Supervisors was held on **Tuesday, March 8, 2016 at 10:15 a.m.**, at **2300 Glades Road, Suite**
8 **202E, Boca Raton, Florida 33431.**

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

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12 Adam Freedman Chair
13 Jim Giolda Vice Chair
14 Gary Einfalt Assistant Secretary
15 Mike Oliveri Assistant Secretary
16 Michael Smith (*via telephone*) Assistant Secretary

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18 **Also present were:**

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20 Craig Wrathell District Manager
21 Cindy Cerbone Wrathell, Hunt and Associates, LLC
22 Sue Delegal District Counsel
23 John Markey Developer
24 John Walsh 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 10:19 a.m., and noted, for the record, that
30 Supervisors Freedman, Giolda, Oliveri and Einfalt 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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37 **THIRD ORDER OF BUSINESS**

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

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

43 Ms. Delegal explained that the document has a Joinder for the District to execute and
44 recommended switching from a Joinder to an Acknowledgement because there are no obligations
45 of the CDD, under the document. District Counsel wanted authority to negotiate the specific
46 terms of the Acknowledgment that would be executed.
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48 **On MOTION by Mr. Freedman and seconded by Mr. Giolda,**
49 **with all in favor, authorizing District Counsel to negotiate the**
50 **specific terms and draft an Acknowledgment and for the Chair**
51 **or Vice Chair to execute, were approved.**

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54 **FOURTH ORDER OF BUSINESS**

Approval of Minutes

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

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59 Mr. Wrathell presented the August 25, 2015, February 9, 2016 and February 23, 2016
60 Regular Meeting Minutes and asked for any additions, deletions or corrections.
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62 **On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with**
63 **all in favor, the August 25, 2015, February 9, 2016 and**
64 **February 23, 2016 Regular Meeting Minutes, as presented,**
65 **were approved.**

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68 **FIFTH ORDER OF BUSINESS**

Other Business

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70 There being no other business, the next item followed.
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72 **SIXTH ORDER OF BUSINESS**

Staff Reports

- 73 **A. Attorney**

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75 There being no report, the next item followed.

- 76 **B. Engineer**

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78 There being no report, the next item followed.

- 79 **C. Manager**

- i. Approval of Unaudited Financial Statements as of January 31, 2016**

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

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**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.**

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

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

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SIXTH ORDER OF BUSINESS

Supervisors’ Requests

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

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SEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

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**On MOTION by Mr. Einfalt and seconded by Mr. Oliveri,
with all in favor, the meeting adjourned at 10:25 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 29, 2016**

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
FEBRUARY 29, 2016**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	\$ 102,984	\$ -	\$ -	\$ 102,984
Investments - US Bank				
Revenue account - (A-1) 1950 Congress	-	365,888	-	365,888
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	1,080,603	-	1,080,603
Reserve account - (A-1) 1950 Congress	-	231,216	-	231,216
Reserve account - (A-2) SFL Devco	-	811,848	-	811,848
Construction account	-	-	191	191
Due from other funds				
Debt service	139	-	-	139
Total assets	<u>\$ 103,123</u>	<u>\$2,489,555</u>	<u>\$ 191</u>	<u>\$ 2,592,869</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to other funds				
General	\$ -	\$ 139	\$ -	\$ 139
Total liabilities	<u>-</u>	<u>139</u>	<u>-</u>	<u>139</u>
Fund balances:				
Restricted for:				
Debt service	-	2,489,416	-	2,489,416
Capital projects	-	-	191	191
Unassigned	103,123	-	-	103,123
Total fund balances	<u>103,123</u>	<u>2,489,416</u>	<u>191</u>	<u>2,592,730</u>
Total liabilities and fund balances	<u>\$ 103,123</u>	<u>\$2,489,555</u>	<u>\$ 191</u>	<u>\$ 2,592,869</u>

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 29, 2016**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 92,591	\$ 92,922	100%
Interest and miscellaneous	32	23,742	-	N/A
Total revenues	<u>32</u>	<u>116,333</u>	<u>92,922</u>	125%
EXPENDITURES				
Professional & administrative				
Supervisors	2,000	6,800	5,000	136%
Management	3,370	16,850	40,440	42%
Legal	7,551	21,104	9,000	234%
Engineering	-	2,723	28,000	10%
Audit	-	-	5,900	0%
Assessment roll preparation	916	4,582	11,000	42%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	-	-	5,000	0%
Trustee	-	4,337	7,000	62%
Postage	-	-	750	0%
Legal advertising	8,820	13,877	1,000	1388%
Annual district filing fee	-	175	175	100%
Insurance	-	5,665	5,665	100%
Office supplies	-	-	500	0%
Other current charges	52	242	750	32%
Website	-	1,337	500	267%
Total professional & administrative	<u>22,709</u>	<u>77,692</u>	<u>121,880</u>	64%
Other fees and charges				
Tax collector	-	927	968	96%
Property appraiser	-	-	74	0%
Total other fees and charges	<u>-</u>	<u>927</u>	<u>1,042</u>	89%
Total expenditures	<u>22,709</u>	<u>78,619</u>	<u>122,922</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	(22,677)	37,714	(30,000)	
Fund balances - beginning	<u>125,800</u>	<u>65,409</u>	<u>69,671</u>	
Fund balances - ending	<u>\$103,123</u>	<u>\$ 103,123</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 FEBRUARY 29, 2016**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 1,141,942	\$ 1,143,806	100%
Interest	-	5	-	N/A
Total revenues	<u>-</u>	<u>1,141,947</u>	<u>1,143,806</u>	100%
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	-	11,418	11,915	96%
Property appraiser	-	-	916	0%
Total other fees and charges	<u>-</u>	<u>11,418</u>	<u>12,831</u>	89%
Total expenditures	<u>-</u>	<u>426,905</u>	<u>1,143,806</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	-	715,042	-	
Fund balances - beginning	2,489,416	1,774,374	1,767,705	
Fund balances - ending	<u>\$ 2,489,416</u>	<u>\$ 2,489,416</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 FEBRUARY 29, 2016**

	Current Month	Year to Date
REVENUES		
Developer Contributions	\$ 125,774	\$ 135,828
Total revenues	125,774	135,828
EXPENDITURES		
Capital outlay	125,774	135,828
Total expenditures	125,774	135,828
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	191	191
Fund balances - ending	\$ 191	\$ 191