

**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, April 26, 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
Michael Smith (<i>via telephone</i>)	Assistant Secretary
Mike Oliveri (<i>via telephone</i>)	Assistant Secretary

Also present were:

Craig Wrathell	Wrathell, Hunt and Associates, LLC
Sue Delegal	District Counsel
Bill Horowitz (<i>via telephone</i>)	Morguard

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:32 a.m., and noted, for the record, that Supervisors Freedman, Gielda and Einfalt were present, in person. Supervisors Smith and Oliveri were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2016-7,
Approving the District's Proposed Budget
for Fiscal Year 2017 and Setting a Public
Hearing Thereon Pursuant to Florida
Law**

Mr. Wrathell presented Resolution 2016-7 for the Board's consideration. The Public Hearing is proposed for September 13, 2016 at 10:15 a.m., at this location. "Supervisor" fees

were increased to \$8,000. There is a slight Consumer Price Index (CPI) adjustment for the “Management/ accounting/ recording” services. “Legal” was increased due to increased activity. “Engineering” was reduced; as it is expected that activity will decrease at the end of Fiscal Year 2016. “Legal advertising” is at \$1,000; however, it may be necessary to adjust it to \$4,000. “Website” exceeded budget in Fiscal Year 2016 because it was retooled, according to the new Statute requirements. The “Tax collector”, “Information system services” and “Property appraiser” fees increased.

Mr. Freedman inquired about maintenance expenses. Mr. Wrathell understood that there is a need to include an operations and maintenance (O&M) component for enhanced landscaping and for some green space and proposed budgeting \$150,000. Mr. Freedman agreed with \$150,000 for the O&M and recommended increasing the “Insurance” line item because there may be items that can be stolen or damaged. It must be clear that the O&M costs be borne by the residential parcel within the District. An Assessment Methodology may be necessary to determine how to allocate the costs for that purpose.

Mr. Wrathell stated for the purpose of the property insurance, there is the General Liability and the Director and Officers Liability coverage and actual assets must be determined. The Methodology will be prepared for review. All adjustments to the proposed Fiscal Year 2017 budget will be made, accordingly. Mr. Wrathell discussed the Debt Service fund and scheduled payments for Fiscal Year 2017.

Mr. Freedman stated there is another prepayment for this year and asked if it should be factored into the budget now. Mr. Wrathell stated wait until the payment occurs and, if it occurs prior to the budget adoption, it can be factored in then. If it occurs after the budget adoption, those properties with the paid off principal will not be on the tax bill for debt assessments. Mr. Freedman asked if this excess fund balance was a result of the prepayment. Mr. Wrathell responded that excess fund balance accumulates over years; typically, the District assesses for the established annual debt service loan but there may be certain years when the actual debt service due on the bonds is slightly less and the proceeds are invested. These bonds have been outstanding for ten years.

In response to Mr. Smith’s question, Mr. Wrathell stated there is not much that can be done with fund balance, other than to use some to reduce assessments. Mr. Wrathell stated the District may want to and suggested lowering the Debt Service Assessment by \$150,000 to create a reduction in the “General” Fund assessment.

On MOTION by Mr. Giolda and Seconded by Mr. Einfalt, with all in favor, Resolution 2016-7, Approving The District’s Proposed Budget for Fiscal Year 2017, as amended, and Setting A Public Hearing for September 13, 2016 at 10:15 a.m., at this location, was adopted.

FOURTH ORDER OF BUSINESS

Approval of March 22, 2016 Regular Meeting Minutes

Mr. Wrathell presented the March 22, 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 March 22, 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. District Counsel

Ms. Delegal stated legislative acts this year will affect Special Districts, including the CDD. One related to additional requirements for the website regarding posting of preliminary and final budgets and requirements to post the agendas and all backup. Contractors must maintain their public records.

B. District Engineer

There being no report, the next item followed.

C. District Manager

i. 0 Registered Voters in District as of April 15, 2016

Mr. Wrathell stated there were zero registered voters residing within the District as of April 15, 2016; the number will change because there are residential developments in the CDD.

ii. NEXT MEETING DATE: May 10, 2016 at 10:15 A.M.

Mr. Wrathell stated the next meeting is scheduled for May 10, 2016 at 10:15 a.m., at this location.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Freedman asked the District Manager to commence work on an O&M Assessment Methodology that will allocate the additional cost to the residential portion of the property and to determine how to restructure the remaining O&M Assessment among the residential parcels but not affecting the commercial property in any manner.

On MOTION by Mr. Freedman and seconded by Mr. Einfalt, with all in favor, authorization for the District Manager to commence work on an O&M Methodology Assessment that will allocate additional cost to the residential portion of the property and determine how to restructure the remaining O&M among the residential parcels without affecting the commercial property, was approved.

Mr. Freedman directed Staff to investigate transferring the Greenway property from the developer to the District.

On MOTION by Mr. Freedman and seconded by Mr. Gielda, with all in favor, authorizing the transfer of the Greenway property to the District, was approved.

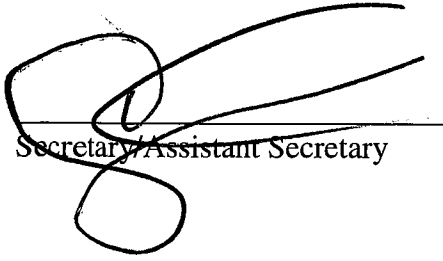
EIGHTH ORDER OF BUSINESS

Adjournment

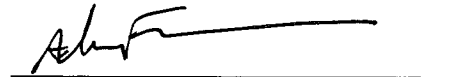
There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Einfalt and seconded by Mr. Gielda, with all in favor, the meeting adjourned at 10:50 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair