

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

July 26, 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

July 21, 2016

ATTENDEES:

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

Board of Supervisors
Boynton Village Community Development District

Dear Board Members:

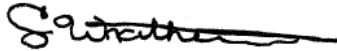
A Regular Meeting of the Boynton Village Community Development District's Board of Supervisors will be held on **Tuesday, July 26, 2016 at 10:15 a.m.**, at **2300 Glades Road, Suite 202E, Boca Raton, Florida 33431**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Proposal from Osprey Landscape for Landscape Maintenance
4. Consideration of Proposals for Porter Services for the Greenway at Boynton Village
 - A. Crystal Building Maintenance
 - B. JKM Services, LLC
5. Approval of Unaudited Financial Statements as of June 30, 2016
6. Approval of Minutes
 - A. **June 14, 2016** Regular Meeting
 - B. **June 28, 2016** Regular Meeting
7. Other Business
8. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. **NEXT MEETING DATE: August 9, 2016 at 10:15 A.M.**
9. Supervisors' Requests

10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 561-719-8675.

Sincerely,



Craig A. Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF
TO ATTEND BY TELEPHONE:

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



OSPREY LANDSCAPE

CONTRACTING & MAINTENANCE
 14124 Smith Sundry Road
 Delray Beach, FL 33446

Proposed:

6/27/2016

Ph: (561) 637-9891 Fx: (561) 637-0679 Email: liz@ospreylandscape.com

Customer Name: **JKM Developers**
 Address:
 City, State, Zip:

Contact: **Jeff Johnson**
 Phone: 561-826-4454
 Email: jjohnson@jkmdevelopers.com

The following specifications outline the program we propose to maintain the property listed above:

SERVICES PERFORMED	FREQUENCY PER YEAR
Cut turf grass	36
Edge beds, in lawn, around trees, and paved areas	36
Selective trimming of shrubs/groundcover with hedge trimmers	12
Weed shrub beds, groundcover and perennials	As needed
Apply pre-emergent herbicide to beds	12
General clean up of all debris, dead leaves	12
Clear hard surfaces of landscape debris	36
Fertilization and pest control	6
Wet check of irrigation system	12
Sabal Palms - trimmed	1

Bi-Monthly Fertilization & Pest Control Service Schedule

	<u>LAWN</u>	<u>TREE/ SHRUB</u>
January / February	24-0-11 / I.P.M.	Selective feeding & supplement as needed
March / April	I.P.M.	13-3-13 (0-0-21 & Manganese)
May / June	24-0-11 / I.P.M.	Selective feeding
July / August	I.P.M.	13-3-13 or 12-2-14
September / October	24-0-11 / I.P.M.	Selective feeding
November / December	20-0-10 / I.P.M.	Selective feeding

○ The Tree and Shrub feeding will provide nutrients before and during the growing season, when they are needed. Selective feeding will supplement this year round.

○ Fire ants will be baited and treated during each service visit.

Irrigation Service

- A wet check of the irrigation system will be provided once per month. All zones will be run and service will be provided to clean clogged heads, adjust heads for proper trajectory and to verify proper operation or problem areas.
- Prior to commencing additional repairs in excess of \$250.00 for that month, authorization will be received by management company.
- Irrigation repairs will be billed on a time and material basis. Labor will be billed at an hourly rate of \$65.00 per technician and \$30.00 for an assistant.

Monthly Total	\$6,400.00
Annual Total	\$76,800.00



" THE CRYSTAL CLEAN TEAM "

**We don't cut corners,
WE CLEAN THEM !!!**

Crystal Building Maintenance

PO BOX 18023 WPB, Florida 33416

561 684 5652

Commercial Janitorial Specialists

Established 1979

SUBMITTED TO:

Boynton Village Community Development District

SERVICE LOCATION:

2300 Glades Road, 400 W.

Boca Raton Florida 33431

5/10/16

Dear Jeff,

Thank you for inviting our company to quote on the daily cleaning porter service, based on the following information you provided;

Day Porter cleaning service;

On a Time Permitting Basis – Five Times Per Week, 1 Porter 3 hours per visit.

Please understand that the quote enclosed is based on providing a Day Porter to perform janitorial services as directed. Our price can be modified up or down, by increasing or reducing some of the daily hours, or by adjusting some of the cleaning frequencies.

I would be pleased to meet with you to discuss your cleaning needs and provide our specifications for service based on many years servicing similar customers.

Our many years of **experience and quality references** attest to our ability and willingness to perform as represented.

If performance and high standards is what you are looking for, we trust you will award the janitorial service contract to Crystal Building Maintenance.

Respectfully,

Robert Friedman

Robert Friedman, Partner
VP Operations

QUALITY SERVICE - COMPETITIVE PRICING - LICENSED / BONDED / INSURED



Crystal Building Maintenance

PO BOX 18023 WPB, Florida 33416

561 684 5652

Commercial Janitorial Specialists

Established 1979

PROPOSAL

SUBMITTED TO:

Boynton Village Community Development District

SERVICE LOCATION:

2300 Glades Road, 400 W.

Boca Raton Florida 33431

We hereby submit specifications and estimates for janitorial services at the above location. See specifications of work, titled "Exhibit A, SERVICE SPECIFICATIONS" on preceding pages.

This agreement will take effect upon the signing of "Acceptance Of Proposal" below, and shall continue for a period of One (1) year. This agreement shall automatically renew itself for like periods at the end of each existing term. If for any reason you wish to cancel the contract, all that is required is forty five (45) days notice.

We hereby propose to furnish Janitorial Services, for the sum of:

Five Days Per Week service, 3 hours per visit – Eleven Hundred Ninety Five (\$1195.00) Dollars Per Month.

Plus applicable sales tax. With Payments to be made as follows: Payable on or before the 15th day of the month for the current month.

All work is to be completed in a manner according to commercial standard practices. Any alteration or deviation from the specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the proposal amount. All agreements are contingent upon strikes, accidents or delays beyond our control.

If any litigation for nonpayment arises out of this contract, the prevailing party in such litigation shall be entitled to recover reasonable attorney's fees, costs and expenses related thereto.

The parties agree that if the cancellation provision is not adhered to, liquidated damages will be paid equal to the billing rate per day times the notice days not given.

Notices - any notice required herein including service concerns, must be given in writing to Crystal Building Maintenance at PO Box 18023, WPB., Florida 33416, by U.S. certified mail.

The customer warrants and agrees that during the term of this agreement, and extending 180 days after termination, that the customer will not employ directly or indirectly any employee, laborer, or agent of Crystal Building Maintenance.

Authorized Signature: Robert Friedman
Crystal Building Maintenance

Date: 5/10/16

Note: This proposal may be withdrawn by us if not accepted within 60 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. Crystal Building Maintenance is authorized to do the work specified. Payment will be made as outlined above.

ACCEPTED:

Authorized Signature: _____

Date: _____

Please print name and title

QUALITY SERVICE - COMPETITIVE PRICING - LICENSED / BONDED / INSURED



Crystal Building Maintenance

PO BOX 18023 WPB, Florida 33416

561 684 5652

Commercial Janitorial Specialists

Established 1979

Section 1

History: Crystal Building Maintenance is a professional sanitary cleaning and building maintenance company, established in South Florida since 1979. The owners, originally competitors in the janitorial service business, merged their two companies and individualized expertise to form one solid company. Our well-developed quoting program based on a **Time Study Analysis**, not Square Footage, takes into account foremost, the specifications you are seeking and will realistically deliver the results you expect, by providing the necessary amount of "Man Power" to perform the work. Other companies often fail to perform because the man hours they devote to the job are significantly lower than those required to meet the specifications agreed upon.

Don Besman, President and CFO, is a Certified Public Accountant with a wealth of experience running large service and industrial oriented businesses. Mr. Besman is an active partner in the day to day financial operations including but not limited to payroll, billing, buying, contract preparation and finalization, and the creation and implementation of company policies.

Robert Friedman, Vice President and Director of Operations, has over 20 years experience in the Commercial Janitorial Service Business, specializing in office, school, building, health club, hotel and restaurant cleaning. Mr. Friedman is an active, hands on partner involved with the training of Supervisors, Area Managers, Workers, Cleaning Methods, Quality Assurance Programs and is responsible for customer satisfaction from conception to successful operations.

Our company has all the required licenses, insurance, equipment, manpower and many years of experience to perform these services and we are confident we can deliver the results you are looking for!

Owners: Don Besman, President - Robert Friedman, Vice President

Address/Telephone:

Crystal Building Maintenance Inc.

3200 Summit Blvd #18023

WPB, Florida 33416

561-684-5652 office - 561- 790-6545 fax

Years in Business: More than 25 years in Palm Beach County

Type of Service: Commercial Janitorial Services, specializing in business, Condominiums, buildings, schools, health clubs and religious organizations.

QUALITY SERVICE - COMPETITIVE PRICING - LICENSED / BONDED / INSURED



Crystal Building Maintenance

PO BOX 18023 WPB, Florida 33416
561 684 5652

Commercial Janitorial Specialists

Established 1979

Section 2 - Experience/References

- 1. Compson Development**
980 N Federal Hwy., Boca Raton
561-391-4040, Beverly Samuel
100,000 SF Office Building
More than 10 years

- 2. Architectonic Design and management**
55 SW Boca Raton Blvd., Boca Raton
561-362-9939, Vini Fernandez
Condo Properties / Office Buildings
More than 10 Years

- 3. The Rapaport Companies**
175 Bradley Place, Palm Beach
561-601-2199, Carol Pursell
Condo Properties / Office Buildings
More than 6 years

- 4. Superior Florida Realty**
877 E Palmetto Park Rd, Boca Raton
561-300-3001, Lars Heldre
Commercial Properties
More that 6 years

QUALITY SERVICE - COMPETITIVE PRICING - LICENSED / BONDED / INSURED



Crystal Building Maintenance

PO BOX 18023 WPB, Florida 33416

561 684 5652

Commercial Janitorial Specialists

Established 1979

Section 3



Quality Control:

Crystal Building Maintenance provides its staff with training programs and seminars sponsored by BOMA, BSCAI, OSHA and equipment and chemical manufacturers. We are continually updating procedures, equipment and chemicals, as more advanced methods are created. It is our practice to implement seasoned professionals on all new jobs. **We place workers from current jobs, (Trainers), on new job sites to work, help train and supervise the staff.**

An experienced supervisor oversees the job site, following a daily work schedule created from the specifications, and reports to the Area Manager who reports to the Director Of Operations. A Customer Relations/Quality Assurance Inspector will visit the building and meet with the facility manager during office hours, and report any findings or comments to the Area Manager and Job Supervisor.

We devote a substantial amount of time and money properly training our staff to insure that the job is completed to your satisfaction, **THE FIRST TIME !**

We devote more "Man Hours" to cleaning your facility than most other companies.

We are continually performing on the job training and updating our equipment and procedures with new techniques, demonstrated by our janitorial and equipment suppliers and industry training programs. We are continually striving to improve upon our success by educating our workers by seasoned professionals in the janitorial service industry.

Section 4

Personnel:

Full Time

1 Director Of Operations	20 plus years
1 Chief Financial Officer	10 plus years
2 Area/Project Managers	1-18 plus years
8 Day Porters	1-18 plus years

Part Time

18 Crew Supervisors	1-18 plus years
58 Nite Cleaners	1-18 plus years
9 Day Porters	1-18 plus years
2 Cust. Relation/Quality Assurance	2 plus years

QUALITY SERVICE - COMPETITIVE PRICING - LICENSED / BONDED / INSURED



Crystal Building Maintenance

PO BOX 18023 WPB, Florida 33416
561 684 5652

Commercial Janitorial Specialists

Established 1979

Section 5



New job set-up and ongoing cleaning procedures:

1. Once a contract is agreed upon, the Director Of Operations prepares a list and purchases all equipment and supplies required. Arrangements are made with the Area Manager to coordinate delivery and storage of the materials.
2. The Director Of Operations coordinates with the Area Manager for the selection of the supervisors and staff for the specific job.
3. Seasoned Trainers are assigned to the job to assure proper procedures are followed by any and all new staff.
4. A schedule of work procedures is created for the job and the Area Manager and job Supervisor assign work assignments and responsibilities to the crew.
5. A schedule of other than daily assignments (i.e.: carpet cleaning, floor stripping and waxing, window cleaning, etc.) is scheduled to be performed by separate crews specializing in these areas.
6. Every day of service, the job Supervisor and crew report in for work, orders supplies and reports any problems or concerns on the job. If a member of the crew is ill, the supervisor notifies our office and a substitute worker is placed.
7. A Quality Assurance Inspector is assigned to the account and visits during office hours to meet with an office manager and perform a quality control inspection.
8. The Quality Assurance Inspector reviews the results of the inspection with the Area Manager and job Supervisor. All concerns are addressed and corrected by the supervisor and crew. A follow-up visit by the Quality Assurance Inspector is made to insure that the concerns were corrected.



Crystal Building Maintenance

PO BOX 18023 WPB, Florida 33416
561 684 5652

Commercial Janitorial Specialists

Established 1979

Section 6



Crystal Building Maintenance General policies:

1. CBM goes to great efforts to hire quality workers with experience in the janitorial service industry. We do a background check on all candidates that fit our profile, which includes, dependable, English speaking, family-oriented, responsible, experienced and dedicated people with good references. We also compensate our worker's with some of the highest rates in the industry.
2. All workers are trained by seasoned professionals and are checked out thoroughly for the proper use of supplies and equipment.
3. All workers are instructed on the correct conduct, dress code, honesty and working procedures expected by our company.
4. All workers must check-in to work on a daily basis and give sufficient notice in the event of an absence. A substitute worker is then placed on the job.
5. All workers and supervisors are responsible for securing the premises and reporting any concerns. The job Supervisor does a final inspection of the daily work performed and checks lights out, doors locked and alarm set.

QUALITY SERVICE - COMPETITIVE PRICING - LICENSED / BONDED / INSURED



Crystal Building Maintenance

PO BOX 18023 WPB, Florida 33416

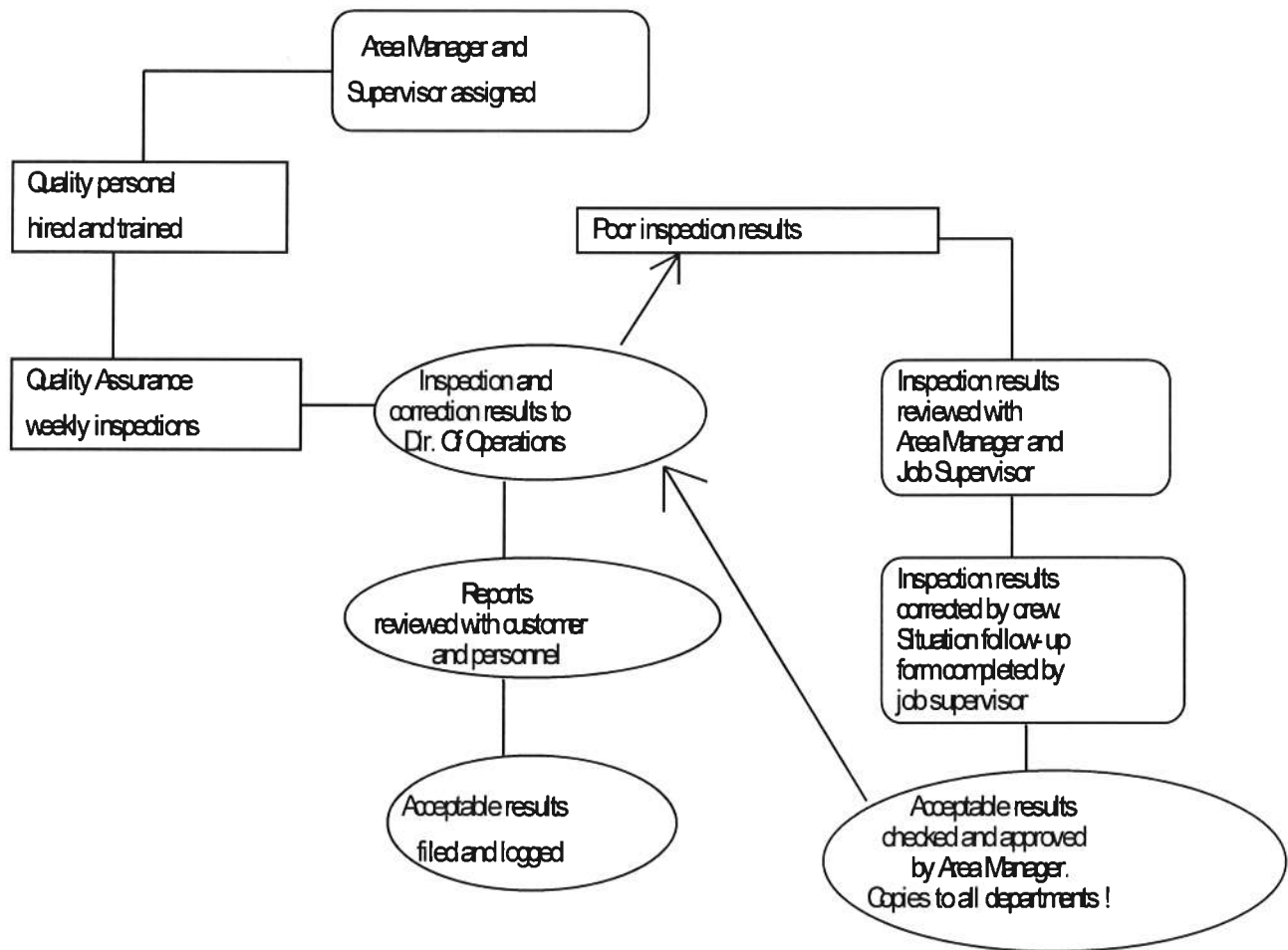
561 684 5652

Commercial Janitorial Specialists

Established 1979

Section 7

Quality Assurance Process:



May 16, 2016

Wrathell, Hunt & Associates
2300 Glades Road, #400W
Boca Raton, FL 33431



Attn: Craig Wrathell

Re: Cortina / Boynton Village, Greenway Service.

Thank you for the opportunity to present you with this proposal for porter service for the Greenway at Boynton Village. We here at JKM Services, pride ourselves in providing quality service at a competitive price.

SCOPE OF WORK (5X per week)

- 1) Empty waste receptacles (12) along Greenway, supply and replace liners as needed, keep waste bags stocked
- 2) Empty doggie waste stations (6) along Greenway, supply and replace liners, keep waste bags stocked.
- 3) Remove minor debris/litter along Greenway.

REQUIREMENTS

- 1) Dumpster Service – Require onsite disposal of garbage (i.e. dumpster not included in this proposal)

AGREEMENT

JKM Services, LLC. agrees to furnish the contracted janitorial services outlined in this proposal for the monthly charge of \$1250.00.

ACCEPTED FOR:
Boynton Village Community Development District

ACCEPTED FOR:
JKM Services, LLC

By: _____

By: Jeff Johnson
JEFF JOHNSON

Date: _____

Date: 5/19/16

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2016**

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JUNE 30, 2016**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	\$ 50,839	\$ -	\$ -	\$ 50,839
Investments - US Bank				
Revenue account - (A-1) 1950 Congress	-	201,376	-	201,376
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	531,734	-	531,734
Reserve account - (A-1) 1950 Congress	-	231,216	-	231,216
Reserve account - (A-2) SFL Devco	-	811,846	-	811,846
Prepayment A-2 - US Bank	-	127	-	127
Construction account	-	-	191	191
Due from developer	-	-	287,651	287,651
Due from other funds				
General	-	38	3,940	3,978
Debt service	139	-	-	139
Capital projects	720	-	-	720
Total assets	<u>\$ 51,698</u>	<u>\$1,776,337</u>	<u>\$ 291,782</u>	<u>\$ 2,119,817</u>
LIABILITIES				
Accounts payable	\$ 1,600	\$ -	\$ -	\$ 1,600
Accrued contracts payable	-	-	287,651	287,651
Due to other funds				
General	-	139	720	859.00
Debt service	38	-	-	38.00
Capital projects	3,940	-	-	3,940.00
Total liabilities	<u>5,578</u>	<u>139</u>	<u>288,371</u>	<u>294,088</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	-	-	287,651	287,651
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>287,651</u>	<u>287,651</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,776,198	-	1,776,198
Capital projects	-	-	(284,240)	(284,240)
Unassigned	46,120	-	-	46,120
Total fund balances	<u>46,120</u>	<u>1,776,198</u>	<u>(284,240)</u>	<u>1,538,078</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 51,698</u>	<u>\$ 1,776,337</u>	<u>\$ 291,782</u>	<u>\$ 2,119,817</u>

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2016**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 92,767	\$ 92,922	100%
Interest and miscellaneous	4	23,780	-	N/A
Total revenues	<u>4</u>	<u>116,547</u>	<u>92,922</u>	125%
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	12,600	5,000	252%
Management	3,370	32,830	40,440	81%
Legal	3,475	38,647	9,000	429%
Engineering	-	2,723	28,000	10%
Audit	-	5,900	5,900	100%
Assessment roll preparation	917	15,750	11,000	143%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	-	-	5,000	0%
Trustee	-	4,337	7,000	62%
Postage	4	198	750	26%
Legal advertising	-	14,069	1,000	1407%
Annual district filing fee	-	175	175	100%
Insurance	-	5,665	5,665	100%
Office supplies	-	-	500	0%
Contingencies	67	67	-	N/A
Other current charges	-	459	750	61%
Website	-	1,337	500	267%
Total professional & administrative	<u>8,833</u>	<u>134,757</u>	<u>121,880</u>	111%
Other fees and charges				
Tax collector	-	929	968	96%
Property appraiser	150	150	74	203%
Total other fees and charges	<u>150</u>	<u>1,079</u>	<u>1,042</u>	104%
Total expenditures	<u>8,983</u>	<u>135,836</u>	<u>122,922</u>	111%
Excess/(deficiency) of revenues over/(under) expenditures	(8,979)	(19,289)	(30,000)	
Fund balances - beginning	55,099	65,409	69,671	
Fund balances - ending	<u>\$ 46,120</u>	<u>\$ 46,120</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 JUNE 30, 2016**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 1,144,108	\$ 1,143,806	100%
Interest	-	5	-	N/A
Prepayment revenue	-	2,580,125	-	N/A
Total revenues	<u>-</u>	<u>3,724,238</u>	<u>1,143,806</u>	326%
EXPENDITURES				
Debt service				
Principal	-	300,000	300,000	100%
Principal prepayments	-	2,580,000	-	N/A
Interest	-	830,975	830,975	100%
Total debt service	<u>-</u>	<u>3,710,975</u>	<u>1,130,975</u>	328%
Other fees and charges				
Tax collector	-	11,440	11,915	96%
Property appraiser	-	-	916	0%
Total other fees and charges	<u>-</u>	<u>11,440</u>	<u>12,831</u>	89%
Total expenditures	<u>-</u>	<u>3,722,415</u>	<u>1,143,806</u>	325%
Excess/(deficiency) of revenues over/(under) expenditures	-	1,823	-	
Fund balances - beginning	1,776,198	1,774,375	1,767,705	
Fund balances - ending	<u>\$ 1,776,198</u>	<u>\$ 1,776,198</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 JUNE 30, 2016**

	Current Month	Year to Date
REVENUES		
Developer contributions	\$ 371,198	\$ 1,228,988
Total revenues	371,198	1,228,988
EXPENDITURES		
Capital outlay	367,257	1,513,419
Total expenditures	367,257	1,513,419
Excess/(deficiency) of revenues over/(under) expenditures	3,941	(284,431)
Fund balances - beginning	(288,181)	191
Fund balances - ending	\$ (284,240)	\$ (284,240)

1
2
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, June 14, 2016 at 10:15 a.m.**, at **2300 Glades Road, Suite**
8 **202E, Boca Raton, Florida 33431.**

9
10 **Present and constituting a quorum were:**

11 Adam Freedman	Chair
12 Jim Giolda	Vice Chair
13 Gary Einfalt	Assistant Secretary
14 Michael Smith (<i>via telephone</i>)	Assistant Secretary
15 Mike Oliveri	Assistant Secretary

16
17
18 **Also present were:**

19 Cindy Cerbone	District Manager/Representative
20 Dennis Lyles	District Counsel
21 Jeff Schnars	District Engineer
22 Bill Horowitz (<i>via telephone</i>)	Morguard

23
24
25
26 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

27
28 Ms. Cerbone called the meeting to order at 10:28 a.m., and noted, for the record, that
29 Supervisors Freedman, Giolda, Einfalt and Oliveri were present, in person. Supervisor Smith
30 was attending via telephone.

31
32 **SECOND ORDER OF BUSINESS**

Public Comments

33
34 There being no public comments, the next item followed.

35
36 **THIRD ORDER OF BUSINESS**

Ratification of the Following:

37
38 **A. Florida Power & Light Company Underground Easement**

39 Mr. Freedman presented the Florida Power & Light Company (FPL) Underground
40 Easement, for ratification. The easement was required by FPL for the installation of transformers

41 on CDD property, which runs to the north portion of Renaissance Commons Boulevard. The
42 easement was prepared by District Counsel.

43

44 **On MOTION by Mr. Freedman and seconded by Mr. Einfalt,**
45 **with all in favor, the Florida Power & Light Company**
46 **Underground Easement, was ratified.**

47

48

49 **B. Corrective Special Warranty Deed**

50 Mr. Freedman presented a Corrective Special Warranty Deed by the Boynton Village
51 CDD to BR Corina Acquisition LLC, Related to the lake swap, for ratification. There were
52 scrivener’s errors in the original deed, which must be ratified.

53

54 **On MOTION by Mr. Gielda and seconded by Mr. Einfalt, with**
55 **all in favor, the Corrective Special Warranty Deed, was**
56 **ratified.**

54

55

56

57

58

59 **C. Escrow-Cortina Greenway & Traffic Signal Change Order Number 004**

60 Mr. Freedman presented the Escrow-Cortina Greenway & Traffic Signal Change Order
61 Number 004, for ratification. The change order gives the contractor an additional 90 days to
62 complete the site work on the property.

63

64 **On MOTION by Mr. Oliveri and Seconded by Mr. Einfalt,**
65 **with all in favor, Escrow-Cortina Greenway & Traffic Signal**
66 **Change Order Number 004, was ratified.**

64

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69

FOURTH ORDER OF BUSINESS

Other Business

70

71

There being no other business, the next item followed.

72

73

FIFTH ORDER OF BUSINESS

Staff Reports

74

75

A. Attorney

76

There being no report, the next item followed.

77

77

B. Engineer

78 Mr. Schnars stated, for future reference, if anyone needs a legal description, a WORD file
79 would be provided.

80 **C. Manager**

81 **i. NEXT MEETING DATE: June 28, 2016 at 10:15 A.M.**

82 Ms. Cerbone stated the next meeting is scheduled for June 28, 2016 at 10:15 a.m., at this
83 location.

84

85 **SIXTH ORDER OF BUSINESS**

Supervisors' Requests

86

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

88

89 **SEVENTH ORDER OF BUSINESS**

Adjournment

90

91 There being nothing further to discuss, the meeting adjourned.

92

93

**On MOTION by Mr. Einfalt and seconded by Mr. Oliveri,
with all in favor, the meeting adjourned at 10:32 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

102

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

1 **MINUTES OF MEETING**
2 **BOYNTON VILLAGE**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 A Regular Meeting of the Boynton Village Community Development District’s Board of
6 Supervisors was held on **Tuesday, June 28, 2016 at 10:15 a.m.**, at **2300 Glades Road, Suite**
7 **202E, Boca Raton, Florida 33431.**

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

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11 Adam Freedman Chair
12 Jim Giolda Vice Chair
13 Gary Einfalt Assistant Secretary
14 Michael Smith (*via telephone*) Assistant Secretary
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16 **Also present were:**

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18 Craig Wrathell District Manager
19 Cindy Cerbone Wrathell, Hunt and Associates, LLC
20 Sue Delegal District Counsel
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23 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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25 Mr. Wrathell called the meeting to order at 10:21 a.m., and noted, for the record, that
26 Supervisors Freedman, Giolda and Einfalt were present, in person. Supervisor Smith was
27 attending via telephone. Supervisor Oliveri was not present.
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29 **SECOND ORDER OF BUSINESS**

Public Comments

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31 There being no public comments, the next item followed.
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33 **THIRD ORDER OF BUSINESS**

**Consideration of Proposals for Porter
Services for the Greenway at Boynton
Village**

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37 **A. Crystal Building Maintenance**

38 **B. JKM Services, LLC**

39 Mr. Wrathell stated that the original plan was for the District to take ownership of the
40 Greenway. Mr. Freedman stated that the District would begin with maintenance, as there is a
41 maintenance easement over the Greenway. Work is underway to transfer the Greenway from the

42 developer to the CDD. Landscaping and grounds keeping were the starting point for
43 maintenance of the Greenway and would commence upon substantial completion of the work,
44 around July 15.

45 Mr. Wrathell stated that these items, the Operations and Maintenance (O&M)
46 Methodology Report and updates to the budget, reflecting improvement acquisitions and
47 projected maintenance costs for the Greenway, would be presented at the next meeting. The
48 landscaping and porter services proposals would be presented at the next meeting, as well.

49 Mr. Wrathell noted that Mr. Smith and Mr. Oliveri must attend the next meeting, in
50 person. Mr. Freedman advised that he and Mr. Giolda, as employees of JKM Service, LLC,
51 would not be able to vote on the porter services contract.

52 Mr. Wrathell stated that the following items would be on the next agenda:

- 53 1. Porter Services Proposals
- 54 2. Landscape Proposals
- 55 3. O&M Methodology Report
- 56 4. Updated Budget

58 **FOURTH ORDER OF BUSINESS**

**Approval of Unaudited Financial
Statements as of April 30, 2016**

61 Mr. Wrathell presented the Unaudited Financial Statements as of April 30, 2016.
62 Assessment revenue collections were slightly over 100%

64 **On MOTION by Mr. Freedman and seconded by Mr. Einfalt,**
65 **with all in favor, the Unaudited Financial Statements as of**
66 **April 30, 2016, were approved.**

69 **FIFTH ORDER OF BUSINESS**

Approval of Minutes

- 71 **A. April 12, 2016 Regular Meeting**
- 72 **B. April 26, 2016 Regular Meeting**

73 Mr. Wrathell presented the April 12, 2016 and April 26, 2016 Regular Meeting Minutes
74 and asked for any additions, deletions or corrections.

On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, the April 12 and April 26, 2016 Regular Meeting Minutes, as presented, were approved.

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SIXTH ORDER OF BUSINESS **Other Business**

There being no other business, the next item followed.

SEVENTH 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 DATE: July 12, 2016 at 10:00 A.M.

The next meeting will be held on July 12, 2016 at 10:00 a.m., at this location.

EIGHTH ORDER OF BUSINESS **Audience Requests** **Comments/Supervisors'**

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

NINTH ORDER OF BUSINESS **Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Einfalt and seconded by Mr. Giolda, with all in favor, the meeting adjourned at 10:26 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

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