

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

A Regular Meeting of the Board of Supervisors of the Boynton Village Community Development District was held on **Tuesday, October 11, 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 Giolda	Vice Chair
Gary Einfalt	Assistant Secretary
Mike Oliveri (<i>via telephone</i>)	Assistant Secretary
Michael Smith (<i>via telephone</i>)	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt & Associates
Dennis Lyles	District Counsel
Jeff Schnars	District Engineer
Bill Horowitz (<i>via telephone</i>)	Morguard
John Walsh (<i>via telephone</i>)	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:17 a.m., and noted, for the record, that Supervisors Freedman, Giolda and Einfalt were present, in person. Supervisors Oliveri and Smith were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Discussion: Easements Relating to Signage and Future Construction

Mr. Freedman stated that this item was related to the acquisition and maintenance of Audace Avenue. The District was acquiring the improvements through a Bill of Sale. The

District Engineer researched questions, from the last meeting, about maintenance and the original plan for the road.

Mr. Schnars stated that the questions were related to whether Audace Avenue was on the original plan. Documents were provided to Morguard's attorney, which indicated that the road was always on the plan. The water and sewer improvements within the road were always contemplated to be part of the CDD improvements. The Supplemental Engineer's Report would be revised to add that language and would be reissued.

Mr. Freedman stated that the parcel owners' intent and desire was for the roadway to be maintained by the landowner of the north and south parcels, adjacent to the roadway, which were described as A-1 and A-2, of the replat; the owners, or whoever is responsible for the maintenance of A-1 and A-2, should maintain the roadway.

Mr. Lyles stated that it was common for a CDD to enter into a maintenance agreement for public infrastructure improvements, such as a roadway and associated signage, landscaping, etc., with a Property Owners Association (POA); however, the agreement can also be entered into with the owners of the A-1 and A-2 parcels, which, ultimately, would be multiple residential residents, in one form or another, such as a condominium. The District would want an agreement similar to the generally accepted form of maintenance agreement. At the outset, the agreement would be with the landowners and, subsequently, with a successor association or entity that is responsible for maintenance of common areas and be set up to flow to that ultimate entity, which cannot currently be identified. As long as the identity of the current parcel owner who would be signing the maintenance agreement and taking on the responsibility, at least initially, is known, the maintenance agreement could be tailored to that purpose, and the understanding that exists among the development entities and landowners presently within the CDD.

Mr. Freedman advised that the current owner would be BR Cortina Acquisition LLC.

Mr. Schnars stated that the roadway improvements were completed and a Bill of Sale would be prepared. It was not anticipated that the developer would be reimbursed for the water and sewer improvements; although, those improvements were contemplated to be CDD improvements. Mr. Schnars asked if a Bill of Sale process that goes through the CDD to the City, was necessary.

Mr. Lyles replied yes, because that is how it was intended to occur and it is important for future residents and property owners to understand the significant contributions made by the

developer, with its own funds, to install infrastructure over and above what the CDD paid for through its bond and debt program. Having the improvements come to the CDD and the District Engineer assigning a value provides an accounting and explanation to future Board Members and residents of the true amount expended on infrastructure and not just the amount paid through the debt assessments.

Mr. Horowitz asked if the Bill of Sale would be prepared and signed later, not in the meeting.

Mr. Lyles anticipated that the Bill of Sale would be signed by the grantor, outside of a meeting, and presented for approval at the next or a future meeting.

FOURTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of August 31, 2016

Ms. Cerbone presented the Unaudited Financial Statements as of August 31, 2016.

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

FIFTH ORDER OF BUSINESS

Approval of Minutes

- A. August 9, 2016 Regular Meeting**
- B. August 15, 2016 Continued Meeting**
- C. August 23, 2016 Regular Meeting**

Ms. Cerbone presented the August 9, 2016 Regular Meeting, August 15, 2016 Continued Meeting and August 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 9, 2016 Regular Meeting, August 15, 2016 Continued Meeting and August 23, 2016 Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Gielda asked the status of the bond refinancing and if the October 31 deadline would be met.

Ms. Cerbone stated that information was obtained but was unsure whether it was in final format, with Mr. Russell Morrison.

Mr. Schnars met with Mr. Morrison to perform research, last week; information was being compiled for District Manager and District Counsel review and would be completed later today.

Mr. Gielda asked if everything appeared to be on track for October 31.

Mr. Lyles stated that District Counsel and the District Manager have not reviewed the information described by the District Engineer.

Mr. Schnars had preliminary discussions with Mr. Knight but was not comfortable discussing the information.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

With regard to the recent hurricane, Mr. Schnars advised that the Boynton Village CDD does not have an operable control structure, meaning it is fixed and cannot be opened, in the event of a storm. A replacement was designed and would be built with Cortina Phase 3; therefore, at some point, Boynton Village CDD would have the opportunity to open the structure and procedures must be established for how that would occur and what entity would be responsible. The structure's operation is under the direction of the Lake Worth Drainage District (LWDD). Mr. Schnars is on the LWDD email list for notification of when control structures may be opened and the appropriate person would be added to that email list. Mr. Freedman felt that Mr. Schnars or his staff should be notified, as well as the District Manager.

Mr. Schnars stated that the lake is owned by the CDD and asked if there was a maintenance agreement with the Master Association. Mr. Freedman replied affirmatively but would not rely on the Master Association to open the control structure. Mr. Gielda agreed.

C. District Manager

There being no report, the next item followed.

- i. NEXT MEETING DATE: October 25, 2016 at 10:15 A.M.**

Ms. Cerbone advised that the next meeting will be held on October 25, 2016 at 10:15 a.m., at this location.

EIGHTH ORDER OF BUSINESS

Other Business

There being no other business to discuss, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors' Requests

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

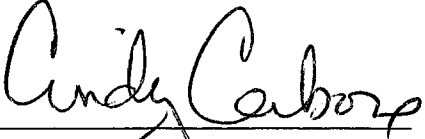
TENTH ORDER OF BUSINESS

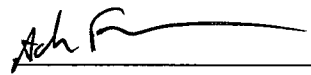
Adjournment

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 approximately 10:32 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair