

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

A Special Meeting of the Boynton Village Community Development District's Board of Supervisors was held on **Tuesday, November 29, 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	Assistant Secretary
Michael Smith ( <i>via telephone</i> )	Assistant Secretary

**Also present were:**

Cindy Cerbone	Wrathell, Hunt & Associates
Gerry Knight ( <i>via telephone</i> )	District Counsel
Jeff Schnars	District Engineer
Bill Horowitz	Morguard
Chip Carlson	Morguard
John Walsh	Morguard

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:29 a.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**

**Administration of Oath of Office to Newly Elected Supervisor, Mike Oliveri [Seat 1] (*the following to be provided in a separate package*)**

Prior to the meeting, Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Oliveri and provided the following items:

- A. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. **Membership, Obligations and Responsibilities**
- C. **Financial Disclosure Forms**
  - i. **Form 1: Statement of Financial Interests**
  - ii. **Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - iii. **Form 1F: Final Statements of Financial Interests**
- D. **Form 8B – Memorandum of Voting Conflict**

**FOURTH ORDER OF BUSINESS**

**Update: Bond Refinancing**

Mr. Freedman stated that rates increased 50 basis points and the refinancing was placed on hold.

**FIFTH ORDER OF BUSINESS**

**Continued Discussion: Maintenance Agreement**

Mr. Freedman stated that the prior owner of re-platted Tracts A-1 and A-2 was supposed to maintain the road. Mr. Chip Carlson, of Morguard, requested a perpetual arrangement, versus the five-year term on an automatic rolling with the ability to terminate. Mr. Knight stated that the five year term was standard but it could be changed. Mr. Carlson stated that Morguard wanted a permanent arrangement. Mr. Oliveri stated that Mr. Bill Horowitz, of Morguard, informed him that Morguard maintained the first entry point of Audace Avenue; therefore, if the agreement was not a perpetual arrangement, it should be of considerable duration and the District must send a notice to the property owners. Mr. Freedman would speak to all parties about extending the term.

**On MOTION by Mr. Freedman and seconded by Mr. Oliveri, with all in favor, the Maintenance Agreement between the District and BR Cortina Acquisition, LLC, for the re-plat of Tracts A-1 and A-2 of Cortina, in substantial form, subject to final review by District Counsel and the Chair, was approved.**

**SIXTH ORDER OF BUSINESS**

**Continued Discussion: Bills of Sale (Road and Water & Sewer)**

Mr. Schnars requested consideration of the Bills of Sale discussed at the last meeting and the additional Bills of Sale for the dog park. Ms. Cerbone stated that there were Bills of Sale for the Audace Avenue roadway, water and sewer improvements, canal/lake modification for the west side and the City park/dog park. Mr. Schnars stated that the water and sewer and dog park had two Bills of Sale; one from the developer to the CDD and the other from the CDD to the City. The improvements included paving, grading, drainage, sidewalk, amenities, fencing the gazebo, irrigation, landscape, benches and water and sewer, which totaled \$375,924.29.

In response to Mr. Knight’s question, Mr. Schnars confirmed that legal descriptions were attached to the Bills of Sale. In the future, there would be Bills of Sale for the traffic signal and greenway.

**On MOTION by Mr. Freedman and seconded by Mr. Einfalt, with all in favor, the Bills of Sale, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of BR Cortina Acquisition LLC Grant of Easement**

Mr. Schnars stated that an additional easement over Audace Avenue was requested.

**On MOTION by Mr. Freedman and seconded by Mr. Giolda, with all in favor, the BR Cortina Acquisition LLC Grant of Easement, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Deferred Costs Agreement**

This item was deferred until the bond refinancing resumed.

**NINTH ORDER OF BUSINESS**

**Continued Discussion: Developer Land Transactions**

Mr. Schnars stated that the A-1 and A-2 Parcels should close next month.

**TENTH ORDER OF BUSINESS**

**Consideration of Wantman Group, Inc., Proposal for Inspection of Renaissance Commons Boulevard Bridge**

Mr. Schnars stated that annual inspections were performed, each year, and this year, there were issues with the bridge. It was recommended that a Structural Engineer investigate the revetment and settlement under the bridge. Depending on the results, bridge inspections could occur every five years, which would cost less than the initial inspection. Mr. Schnars highly recommended Mr. Brian Rowe, of Wantman Group, Inc., who was familiar with the bridge.

Mr. Knight would prepare a Small Project Agreement, including the new public records provisions and the proposal, as an exhibit.

**On MOTION by Mr. Giolda and seconded by Mr. Freedman, with all in favor, the Wantman Group, Inc., proposal for inspection of the Renaissance Commons Boulevard Bridge, in the amount of \$5,500, subject to District Counsel preparing a Small Project Agreement, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being no report, the next item followed.

**B. District Engineer**

**i. Engineer’s Certificate for Trust Indenture**

Mr. Schnars stated that the yearly inspection revealed areas of settlement and broken curb. Outfalls from the commercial area could not be located, as pipes were buried in the bank but there were no issues at this time. Several catch basins were blocked with debris, which should be cleaned out. Renaissance Commons Boulevard Bridge does not have a maintenance budget. Mr. Freedman stated that the District contracted with the Master Association to maintain the bridge. At the Chair’s request, Ms. Cerbone would mark the items to be addressed by the Master Association, according to the Maintenance Agreement, provide it to the Master Association, confer with the District Engineer and send the letter to the Master Association.

**On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, the Engineer’s Certificate for the Trust Indenture, was approved.**

**ii. Ratification of Change Orders: *Cortina Greenway & Traffic Signal***

- **Number 001: Additional Electrical Scope \$12,037.50**
  - **Number 002: Additional LWDD Scope \$46,930.75**
  - **Number 004: Additional Days – 90**
  - **Number 005: Alternate Drilled Shaft Design \$9,802.42**
  - **Number 006: Damaged Concrete \$2,686.25**
  - **Number 007: Drilled Shaft Mobilization \$5,027.88**
  - **Number 008: Landscape Changes \$13,050.00**
  - **Number 009: Concrete Repairs \$2,000.00**
- iii. **Consideration of Change Order: *Cortina Greenway & Traffic Signal***
- **Number 003: Sales Tax Credit (\$11,678.04)**
- iv. **Ratification of Change Orders: *Cortina Entry Road and Dog Park***
- **Number 001: Additional Site Work FPL Borings \$29,893.46**
  - **Number 002: Additional 90 days**
  - **Number 003: Asphalt Repairs \$2,167.50**
  - **Number 004: Generator (Landscape) & Fence Height \$6,750.00**

These items were deferred.

**TWLEFTH ORDER OF BUSINESS**

**Next Meetings**

**A. December 6, 2016 at 10:15 A.M. (Special Meeting)**

Mr. Freedman requested cancellation of this meeting, since the bond financing was on hold.

**On MOTION by Mr. Oliveri and seconded by Mr. Giolda, with all in favor, cancellation of the December 6, 2016 special Meeting, was approved.**

**B. December 13, 2016 at 10:15 A.M. (Regular Meeting)**

Ms. Cerbone stated that the next meeting will be held on December 13, 2016 at 10:15 a.m., at this location.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

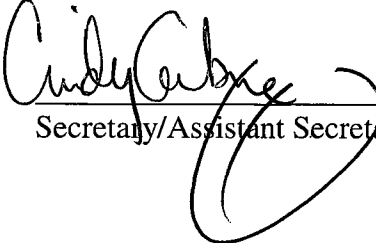
There being no Supervisors' requests, the next item followed.


**FOURTEENTH 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 approximately  
10:56 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair