

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

February 28, 2017

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

February 21, 2017

Board of Supervisors
Boynton Village Community Development District

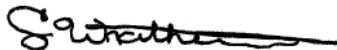
Dear Board Members:

The Board of Supervisors of the Boynton Village Community Development District will hold a Regular Meeting on **Tuesday, February 28, 2017** 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. Continued Discussion: Developer Land Transactions
4. Consideration of Jackson Land Development Proposal for Repair and Maintenance of Renaissance Commons Boulevard Bridge
5. Approval of **January 24, 2017** Regular Meeting Minutes
6. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Update: Master Association Maintenance Punch List
7. Supervisors' Requests
8. **UPCOMING MEETINGS**
 - A. March 14, 2017 at 10:15 A.M.
 - B. March 28, 2017 at 10:15 A.M.
9. 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

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

5 A Regular Meeting of the Boynton Village Community Development Districts Board of
6 Supervisors was held on **Tuesday, January 24, 2017 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 Mike Oliveri (*via telephone*) Assistant Secretary
15 Michael Smith (*via telephone*) Assistant Secretary
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17 **Also present were:**

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19 Cindy Cerbone Wrathell, Hunt & Associates
20 Dennis Lyles District Counsel
21 Jeff Schnars (*via telephone*) District Engineer
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24 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

25 Ms. Cerbone called the meeting to order at 10:19 a.m., and noted, for the record, that
26 Supervisors Freedman, Giolda and Einfalt were present, in person. Supervisors Smith and
27 Oliveri were attending via telephone.
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30 **SECOND ORDER OF BUSINESS**

Public Comments

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

Continued Discussion: Developer Land Transactions

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37 Mr. Freedman stated Parcels A-1, A-2 and A-3 were sold and the Developer was working
38 on the single-family parcels.
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40 **FOURTH ORDER OF BUSINESS**

Ratification of Consulting Services Agreement with Wantman Group, Inc.

43 Ms. Cerbone stated that this Agreement was previously approved. Wantman Group, Inc.,
44 had not executed the Consulting Agreement but, once it was provided, it was signed. Wantman’s
45 engineers assured that the work would be completed by the February 8 deadline. A progress
46 report was expected, shortly; if not received by February 7, Ms. Cerbone would follow up with a
47 telephone call.

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**On MOTION by Mr. Freedman and seconded by Mr. Einfalt,
with all in favor, the Consulting Services Agreement with
Wantman Group, Inc., was ratified.**

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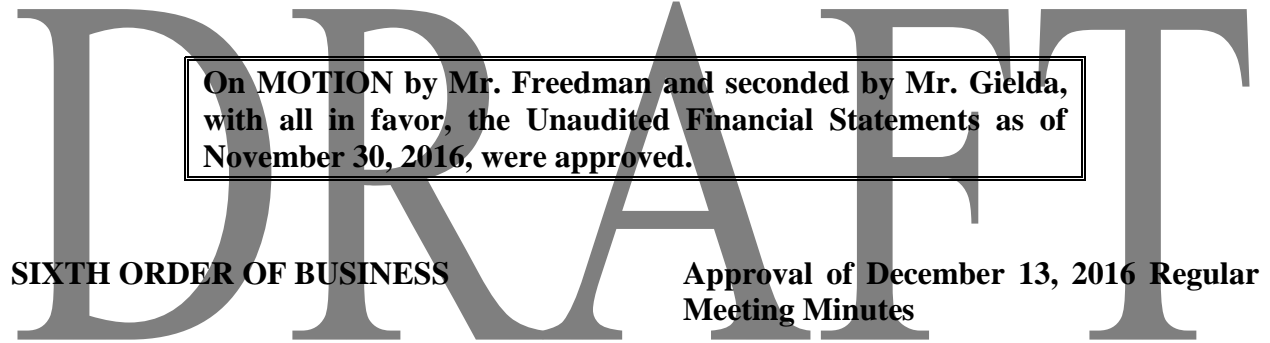
FIFTH ORDER OF BUSINESS

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

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Ms. Cerbone presented the Unaudited Financial Statements as of November 30, 2016.

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**On MOTION by Mr. Freedman and seconded by Mr. Giolda,
with all in favor, the Unaudited Financial Statements as of
November 30, 2016, were approved.**

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SIXTH ORDER OF BUSINESS

**Approval of December 13, 2016 Regular
Meeting Minutes**

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Ms. Cerbone presented the December 13, 2016 Regular Meeting Minutes and asked for
any additions, deletions or corrections.

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**On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with
all in favor, the December 13, 2016 Regular Meeting Minutes,
as presented, were approved.**

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SEVENTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

There being no report, the next item followed.

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B. District Engineer

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i. Update: Walkthrough of Maintenance Items with Property Manager

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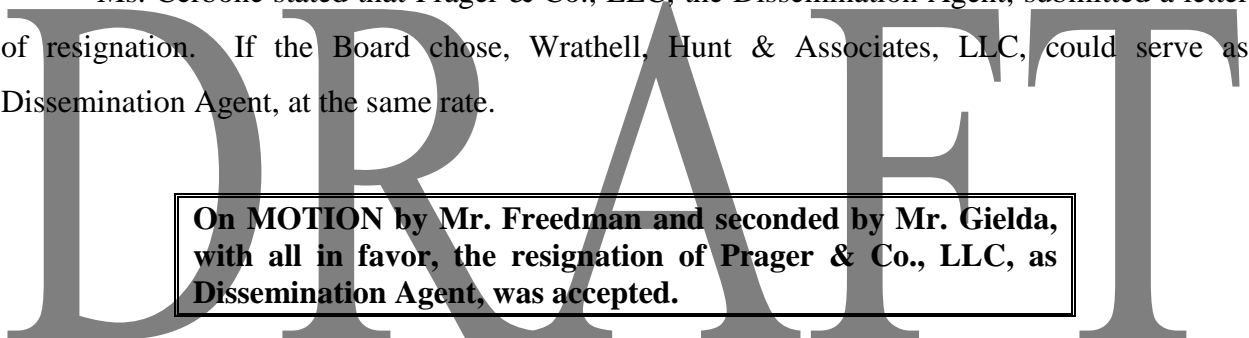
81 Mr. Schnars and Mr. Tim Meloy had a walkthrough with the Association Property
 82 Manager. Mr. Meloy went over the items in the Engineer’s Report and showed the Property
 83 Manager where the deficiencies were located. The exhibit, in the agenda package, highlighted
 84 the areas of concern. Some items were to be monitored, rather than repaired. In response to a
 85 question, Mr. Schnars stated that it was the Manager’s responsibility to inform property owners
 86 to trim back their brush. Ms. Cerbone stated that the Property Manager was clear about the
 87 maintenance activities that needed to occur. Ms. Cerbone would follow-up with the Property
 88 Manager, on a monthly basis, to review unresolved or open items and mark the progress.

89 Mr. Schnars stated that the release of liens, with regard to the completion certificate for
 90 the Cortina Phase 1 improvements, were needed to prepare a completion certificate package.

91 **C. District Manager**

92 **i. Discussion: Prager & Co., LLC Termination of Dissemination**

93 Ms. Cerbone stated that Prager & Co., LLC, the Dissemination Agent, submitted a letter
 94 of resignation. If the Board chose, Wrathell, Hunt & Associates, LLC, could serve as
 95 Dissemination Agent, at the same rate.



97 **On MOTION by Mr. Freedman and seconded by Mr. Gielda,**
 98 **with all in favor, the resignation of Prager & Co., LLC, as**
 99 **Dissemination Agent, was accepted.**

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 102 **ii. Consideration of Amendment to Wrathell, Hunt & Associates, LLC**
 103 **Management Agreement for Dissemination Agent Services**

106 **On MOTION by Mr. Freedman and seconded by Mr. Gielda,**
 107 **with all in favor, the Amendment to the Wrathell, Hunt &**
 108 **Associates, LLC, Management Agreement for Dissemination**
 109 **Agent Services, was approved.**

112 **EIGHTH ORDER OF BUSINESS** **Supervisors’ Requests**

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

116 **NINTH ORDER OF BUSINESS** **UPCOMING MEETINGS**

- 118 • **February 14, 2017 at 10:15 A.M.**

- 119 • **February 28, 2017 at 10:15 A.M.**

120 Ms. Cerbone stated that the next meetings will be held on February 14 and February 28,
121 2017 at 10:15 a.m., at this location.

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123 **TENTH ORDER OF BUSINESS**

Adjournment

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

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127 **On MOTION by Mr. Giolda and seconded by Mr. Freedman,**
128 **with all in favor, the meeting adjourned at 10:28 a.m.**

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DRAFT
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT