

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
AGENDA**

**March 14, 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

March 7, 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, March 14, 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 Requisition for Traffic Signalization and Greenway
5. Consideration of Jackson Land Development, LLC Proposal for Repair and Maintenance of Renaissance Commons Boulevard Bridge
6. Approval of Unaudited Financial Statements as of January 31, 2017
7. Approval of **February 14, 2017** Regular Meeting Minutes
8. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Update: Master Association Maintenance Punch List
9. Supervisors' Requests
10. **UPCOMING MEETINGS**
  - A. March 28, 2017 at 10:15 A.M.
  - B. April 11, 2017 at 10:15 A.M.

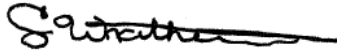
## ATTENDEES:

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

11. 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: 8518503**



## PROPOSAL

DATE: March 7, 2017

JOB NAME: **RENAISSANCE COMMONS BOULEVARD BRIDGE  
OVER BOYNTON BEACH CANAL CONDITION  
ASSESSMENT REPORT**

ESTIMATE #: EFSHENP6163

SUBMITTED TO: **BOYNTON VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT**

STREET: 2300 Glades Road, #410W  
CITY, STATE & ZIP: Boca Raton, FL  
PHONE NO.: (561)571-0010  
ATTENTION: Cindy Cerbone, District Manager

JOB LOCATION: Boynton Beach, FL

ENGINEER: WGI  
DATE OF REPORT: February 6, 2017

Jackson Land Development, LLC (JLD) hereby proposes to furnish labor and equipment in accordance with the above-referenced plans as follows:

**See Items (Page 2):        \$21,125.00**

### QUALIFICATIONS:

1. This proposal is based on one (1) mobilization with a continuous operation. Additional mobilizations will be made for the sum of \$900.00 for work crew, plus \$1,500.00 for each piece of equipment.
2. JLD shall not be liable for unknown subsurface conflicts or the integrity of the existing structure/appurtenances.
3. NPDES permits, requirements, BMP's, testing, reporting or monitoring by others.
4. JLD will conduct a final walk through with Owner's representative, one time, after completion of listed work items. No retainage to be withheld.
5. All invoices submitted by the 25<sup>th</sup> are due and payable within 30 days.

### Jackson Land Development, LLC

1888 N.W. 21st Street  
Pompano Beach, FL 33069  
Phone (954) 973-3060  
Fax (954) 960-1679



6. This proposal may be withdrawn if not accepted within 30 days.

**EXCLUSIONS:** The following items **ARE NOT** included in this proposal:

- a) Permits or fees.
- b) Surface restoration (unless itemized.)
- c) Survey layout and as-builts.
- d) Density testing.
- e) Utility pole relocation, removal, or support.

Mobilization \$900.00  
Wing Walls \$900  
Concrete Sidewalk \$2,650.00  
Concrete Traffic Railing \$780.00  
Curved Concrete Cantilever Shoulder Wall \$1,275.00  
Crash Cushion Attenuator \$450.00  
Asphalt Joints \$4,720.00  
Revetment \$8,400.00  
Guardrail \$450.00  
Signs \$600.00

SIGNATURE:

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JACKSON LAND DEVELOPMENT, LLC

-----  
OWNER.

**Jackson Land Development, LLC**

1888 N.W. 21st Street  
Pompano Beach, FL 33069  
Phone (954) 973-3060  
Fax (954) 960-1679

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2017**

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
JANUARY 31, 2017**

	Major Funds					Total Governmental Funds
	General	Special Revenue	Debt Service	Capital Projects	Capital Projects Resident	
<b>ASSETS</b>						
Cash - SunTrust	\$251,985	\$ -	\$ -	\$ -	\$ -	\$ 251,985
Investments - US Bank						
Revenue account - (A-1) 1950 Congress	-	-	300,787	-	-	300,787
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	-	364,833	-	-	364,833
Reserve account - (A-1) 1950 Congress	-	-	231,217	-	-	231,217
Reserve account - (A-2) SFL Devco	-	-	580,049	-	-	580,049
Prepayment A-2 - US Bank	-	-	5,376,859	-	-	5,376,859
Construction account	-	-	-	191	-	191
Due from Developer	-	-	-	-	41,688	41,688
Due from other funds						
General	-	7,579	-	-	4,248	11,827
Debt service	139	-	-	-	-	139
Utility Deposits	-	1,500	-	-	-	1,500
Total assets	<u>\$252,124</u>	<u>\$ 9,079</u>	<u>\$6,853,745</u>	<u>\$ 191</u>	<u>\$45,936</u>	<u>\$ 7,161,075</u>
<b>LIABILITIES</b>						
<b>Liabilities:</b>						
Accrued contracts payable	\$ -	\$ -	\$ -	\$ -	\$41,688	\$ 41,688
Due to other funds						
General	-	-	139	-	-	139
Capital projects	4,247	-	-	-	-	4,247
Special revenue	7,579	-	-	-	-	7,579
Due to developer	96	-	-	-	4,248	4,344
Total liabilities	<u>11,922</u>	<u>-</u>	<u>139</u>	<u>-</u>	<u>45,936</u>	<u>57,997</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	-	-	-	-	41,688	41,688
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>41,688</u>	<u>41,688</u>
<b>FUND BALANCES</b>						
Restricted for:						
Debt service	-	-	6,853,606	-	-	6,853,606
Capital projects	-	-	-	191	(41,688)	(41,497)
Unassigned	240,202	9,079	-	-	-	249,281
Total fund balances	<u>240,202</u>	<u>9,079</u>	<u>6,853,606</u>	<u>191</u>	<u>(41,688)</u>	<u>7,061,390</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 252,124</u>	<u>\$ 9,079</u>	<u>\$ 6,853,745</u>	<u>\$ 191</u>	<u>\$ 45,936</u>	<u>\$ 7,161,075</u>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 69,747	\$ 73,836	94%
Assessment levy: off-roll	-	189,536	243,095	78%
Interest and miscellaneous	12	26	-	N/A
Total revenues	<u>12</u>	<u>259,309</u>	<u>316,931</u>	82%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	2,000	6,000	8,000	75%
Management	3,421	13,682	41,047	33%
Legal	-	11,075	15,000	74%
Engineering	-	5,790	7,500	77%
Audit	-	-	5,900	0%
Assessment roll preparation	917	3,667	11,000	33%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	-	-	5,000	0%
Trustee	-	-	7,000	0%
Postage	-	-	750	0%
Legal advertising	-	1,125	4,000	28%
Annual district filing fee	-	175	175	100%
Insurance	-	7,784	5,665	137%
Office supplies	-	-	500	0%
Other current charges	83	273	750	36%
Website	-	614	600	102%
Stormwater pond modification	-	-	50,000	0%
Audace avenue acquisition	-	-	150,000	0%
Total professional & administrative	<u>6,421</u>	<u>50,185</u>	<u>314,087</u>	16%
<b>Other fees and charges</b>				
Tax collector	-	697	769	91%
Information systems services	-	420	2,030	21%
Property appraiser	-	-	45	0%
Total other fees and charges	<u>-</u>	<u>1,117</u>	<u>2,844</u>	39%
Total expenditures	<u>6,421</u>	<u>51,302</u>	<u>316,931</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	(6,409)	208,007	-	
Fund balances - beginning	<u>246,611</u>	<u>32,195</u>	<u>24,010</u>	
Fund balances - ending	<u>\$240,202</u>	<u>\$ 240,202</u>	<u>\$ 24,010</u>	



**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
SPECIAL REVENUE FUND - SERIES 2007  
FOR THE PERIOD ENDED JANUARY 31, 2017**

	Current Month	Year to Date	Adopted Budget	% of Budget
<b>REVENUES</b>				
Off- roll assessment levy	\$ -	\$ 23,910	\$ 107,500	22%
Developer contribution	-	10,317	-	N/A
Total revenues	<u>-</u>	<u>34,227</u>	<u>107,500</u>	N/A
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Property maintenance	-	1,290	10,000	13%
Field management	-	-	5,000	0%
Property insurance	-	-	2,500	0%
Total professional & administrative	<u>-</u>	<u>1,290</u>	<u>17,500</u>	7%
<b>Operating services</b>				
Electric	192	683	5,000	14%
Total debt service	<u>192</u>	<u>683</u>	<u>5,000</u>	14%
<b>Other physical environment</b>				
Landscape maintenance	-	20,443	85,000	24%
Total other fees and charges	<u>-</u>	<u>20,443</u>	<u>85,000</u>	24%
Total expenditures	<u>192</u>	<u>22,416</u>	<u>107,500</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	(192)	11,811	-	
Fund balances - beginning	9,271	(2,732)	-	
Fund balances - ending	<u>\$ 9,079</u>	<u>\$ 9,079</u>	<u>\$ -</u>	

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND - SERIES 2007  
FOR THE PERIOD ENDED JANUARY 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 187,622	\$ 197,960	95%
Off- roll assessment levy	-	69,336	517,587	N/A
Interest	367	408	-	N/A
Prepayment revenue	-	5,144,602	-	N/A
Total revenues	<u>367</u>	<u>5,401,968</u>	<u>715,547</u>	755%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	255,000	0%
Interest	-	329,181	658,363	50%
Total debt service	<u>-</u>	<u>329,181</u>	<u>913,363</u>	36%
<b>Other fees and charges</b>				
Tax collector	-	1,876	2,062	91%
Property appraiser	-	-	122	0%
Total other fees and charges	<u>-</u>	<u>1,876</u>	<u>2,184</u>	86%
Total expenditures	<u>-</u>	<u>331,057</u>	<u>915,547</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	367	5,070,911	(200,000)	
Fund balances - beginning	6,853,239	1,782,695	1,774,504	
Fund balances - ending	<u>\$ 6,853,606</u>	<u>\$ 6,853,606</u>	<u>\$ 1,574,504</u>	

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND - SERIES 2007  
FOR THE PERIOD ENDED JANUARY 31, 2017**

	Current Month	Year to Date
<b>REVENUES</b>		
Developer contributions	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>		
Capital outlay	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	191	191
Fund balances - ending	\$ 191	\$ 191

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND - RESIDENT  
FOR THE PERIOD ENDED JANUARY 31, 2017**

	<u>Current Month</u>	<u>Year to Date</u>
<b>REVENUES</b>		
Developer contribution	\$ 71,698	\$ 393,377
Total revenues	<u>71,698</u>	<u>393,377</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>71,698</u>	<u>219,473</u>
Total expenditures	<u>71,698</u>	<u>219,473</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	173,904
Fund balances - beginning	<u>(41,688)</u>	<u>(215,592)</u>
Fund balances - ending	<u>\$ (41,688)</u>	<u>\$ (41,688)</u>

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

5 A Regular Meeting of the Board of Supervisors of the Boynton Village Community  
6 Development District was held on **Tuesday, February 14, 2017** at **10:15 a.m.**, at **2300 Glades**  
7 **Road, Suite 202E, Boca Raton, Florida 33431.**

8  
9 **Present and constituting a quorum were:**

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

15  
16  
17 **Also present were:**

18 Cindy Cerbone	Wrathell, Hunt & Associates, LLC
19 Dennis Lyles	District Counsel
20 Jeff Schnars	District Engineer

21  
22  
23  
24 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

25 Ms. Cerbone called the meeting to order at 10:16 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.  
28

29  
30 **SECOND ORDER OF BUSINESS**

**Public Comments**

31 There being no public comments, the next item followed.  
32  
33

34 **THIRD ORDER OF BUSINESS**

**Continued Discussion: Developer Land Transactions**

35 Mr. Freedman stated that there was nothing new to report.  
36  
37  
38

39 **FOURTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements as of December 31, 2016**  
40  
41

42 Ms. Cerbone presented the Unaudited Financial Statements as of December 31, 2016.  
43 On-roll assessment revenue collections were at 94% and off-roll collections were at 78%.  
44 Expenditures were in line, except for insurance, which increased slightly, due to the Cortina  
45 Greenway project.  
46

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

52 **FIFTH ORDER OF BUSINESS**

**Approval of Minutes**

- 53
- 54 **A. November 29, 2016 Regular Meeting**
- 55 **B. January 10, 2017 Regular Meeting**

56 Ms. Cerbone presented the November 29, 2016 and January 10, 2017 Regular Meeting  
57 Minutes and asked for any additions, deletions or corrections.  
58

59 **On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with**  
60 **all in favor, the November 29, 2016 and January 10, 2017**  
61 **Regular Meeting Minutes, as presented, were approved.**

64 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

- 65
- 66 **A. District Counsel**
- 67
- 68 **B. District Engineer**

- 69 **i. Discussion/Update: Wantman Group, Inc., Renaissance Commons Boulevard**
- 70 **Bridge Over Boynton Beach Canal Condition Assessment Report**

71 Mr. Schnars stated that Wantman Group Inc., (WGI) completed the Bridge Condition  
72 Assessment Report. Although the bridge was in good condition, the report identified  
73 maintenance issues that must be repaired. A bridge contractor was unnecessary and a handyman  
74 or maintenance person could make the necessary repairs. Mr. Freedman suggested hiring a  
75 contractor to make all of the repairs, including specialty items, like the yard fence, and they  
76 could bring in whatever subcontractors were necessary. Mr. Giolda suggested obtaining an  
77 estimate from Jackson Land Development (Jackson), the company that completed the

78 improvements on the Cortina, Phase 1 project. In response to a question, Mr. Schnars would  
79 make the initial contact with Jackson and Management would follow up with the contractor. Ms.  
80 Cerbone stated that this issue would be discussed further at the next meeting.

81 **C. District Manager**

82 **i. Update: Master Association Maintenance Punch List**

83 Ms. Cerbone stated that Ms. Linda Mason, the Property Manager, obtained quotes for the  
84 work that must be completed and has a meeting scheduled to approve the estimates.

85

86 **SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

87  
88 Mr. Freedman stated that the A-1 and A-2 parcels located north and south of Audace  
89 Avenue were closed and the bond debt was prepaid, similar to the A-3 parcel closing; on the A-  
90 3 parcel, a partial release of lien was issued for the CDD, which was always a requirement for  
91 the other two parcels. In response to Mr. Freedman’s request, District Counsel would prepare  
92 the paperwork.

93

94 **EIGHTH ORDER OF BUSINESS**

**UPCOMING MEETINGS**

- 95
- 96 • **February 28, 2017 at 10:15 A.M.**
- 97 • **March 14, 2017 at 10:15 A.M.**

98 Ms. Cerbone stated that the next meetings will be held on February 28 and March 14,  
99 2017 at 10:15 a.m., at this location. Supervisors Freedman and Smith would not be able to  
100 attend the March 14<sup>th</sup> meeting. Ms. Cerbone would confirm a quorum.

101

102 **NINTH ORDER OF BUSINESS**

**Adjournment**

103

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

105

106 **On MOTION by Mr. Einfalt and seconded by Mr. Giolda, with**  
107 **all in favor, the meeting adjourned at 10:27 a.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT