

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
AGENDA**

**April 25, 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

April 17, 2017

Board of Supervisors  
Boynton Village Community Development District

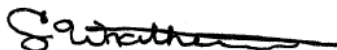
Dear Board Members:

The Board of Supervisors of the Boynton Village Community Development District will hold a Regular Meeting on **Tuesday, April 25, 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. Update: Requisition for Construction Costs
5. Approval of Unaudited Financial Statements as of February 28, 2017
6. Approval of Minutes
  - A. **March 14, 2017** Regular Meeting
  - B. **March 28, 2017** Regular Meeting
7. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Update: Master Association Maintenance Punch List
8. Supervisors' Requests
9. **UPCOMING MEETINGS**
  - A. May 9, 2017 at 10:15 A.M.
  - B. May 23, 2017 at 10:15 A.M.
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

**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: 8518503**

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2017**

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
FEBRUARY 28, 2017**

	Major Funds					Total Governmental Funds
	General	Special Revenue	Debt Service	Capital Projects	Capital Projects Resident	
<b>ASSETS</b>						
Cash - SunTrust	\$306,120	\$ -	\$ -	\$ -	\$ -	\$ 306,120
Investments - US Bank						
Revenue account - (A-1) 1950 Congress	-	-	300,839	-	-	300,839
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	-	364,943	-	-	364,943
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	-	-	5,377,484	-	-	5,377,484
Construction account	-	-	-	191	-	191
Due from other funds						
General	-	33,110	10,333	-	4,248	47,691
Debt service	139	-	-	-	-	139
Utility Deposits	-	1,500	-	-	-	1,500
Total assets	<u>\$306,259</u>	<u>\$34,610</u>	<u>\$6,864,865</u>	<u>\$ 191</u>	<u>\$ 4,248</u>	<u>\$ 7,210,173</u>
<b>LIABILITIES</b>						
<b>Liabilities:</b>						
Accounts payable	\$ -	\$ 3,125	\$ -	\$ -	\$ -	\$ 3,125
Due to other funds						
General	-	-	139	-	-	139
Debt service	10,333	-	-	-	-	10,333
Capital projects	4,248	-	-	-	-	4,248
Special revenue	33,110	-	-	-	-	33,110
Due to developer	96	-	-	-	4,248	4,344
Total liabilities	<u>47,787</u>	<u>3,125</u>	<u>139</u>	<u>-</u>	<u>4,248</u>	<u>55,299</u>
<b>FUND BALANCES</b>						
Restricted for:						
Debt service	-	-	6,864,726	-	-	6,864,726
Capital projects	-	-	-	191	-	191
Unassigned	258,472	31,485	-	-	-	289,957
Total fund balances	<u>258,472</u>	<u>31,485</u>	<u>6,864,726</u>	<u>191</u>	<u>-</u>	<u>7,154,874</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$306,259</u>	<u>\$34,610</u>	<u>\$6,864,865</u>	<u>\$ 191</u>	<u>\$ 4,248</u>	<u>\$ 7,210,173</u>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2017**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 4,139	\$ 73,889	\$ 73,836	100%
Assessment levy: off-roll	28,328	217,864	243,095	90%
Interest and miscellaneous	8	34	-	N/A
Total revenues	<u>32,475</u>	<u>291,787</u>	<u>316,931</u>	92%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	1,000	7,000	8,000	88%
Management	3,421	17,103	41,047	42%
Legal	4,154	15,229	15,000	102%
Engineering	1,124	6,914	7,500	92%
Audit	-	-	5,900	0%
Assessment roll preparation	917	4,583	11,000	42%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	-	-	5,000	0%
Trustee	-	-	7,000	0%
Postage	2	2	750	0%
Legal advertising	-	1,125	4,000	28%
Annual district filing fee	-	175	175	100%
Insurance	(2,006)	5,778	5,665	102%
Office supplies	-	-	500	0%
Other current charges	53	328	750	44%
Website	-	614	600	102%
Stormwater pond modification	-	-	50,000	0%
Audace avenue acquisition	-	-	150,000	0%
Repairs and maintenance	5,500	5,500	-	N/A
Total professional & administrative	<u>14,165</u>	<u>64,351</u>	<u>314,087</u>	20%
<b>Other fees and charges</b>				
Tax collector	39	739	769	96%
Information systems services	-	420	2,030	21%
Property appraiser	-	-	45	0%
Total other fees and charges	<u>39</u>	<u>1,159</u>	<u>2,844</u>	41%
Total expenditures	<u>14,204</u>	<u>65,510</u>	<u>316,931</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	18,271	226,277	-	
Fund balances - beginning	240,201	32,195	24,010	
Fund balances - ending	<u>\$258,472</u>	<u>\$ 258,472</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 FEBRUARY 28, 2017**

	Current Month	Year to Date	Adopted Budget	% of Budget
<b>REVENUES</b>				
Off- roll assessment levy	\$ 34,411	\$ 58,320	\$ 107,500	54%
Developer contribution	-	10,317	-	N/A
Total revenues	<u>34,411</u>	<u>68,637</u>	<u>107,500</u>	N/A
<b>EXPENDITURES</b>				
Landscape maintenance	6,679	27,122	85,000	32%
Property maintenance	-	1,290	10,000	13%
Field management	-	-	5,000	0%
Electric	195	877	5,000	18%
Property insurance	2,006	2,006	2,500	80%
Total expenditures	<u>8,880</u>	<u>31,295</u>	<u>107,500</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	25,531	37,342	-	
Fund balances - beginning	5,954	(5,857)	-	
Fund balances - ending	<u>\$ 31,485</u>	<u>\$ 31,485</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 FEBRUARY 28, 2017**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 10,440	\$ 198,059	\$ 197,960	100%
Off- roll assessment levy	-	69,336	517,587	13%
Interest	787	1,195	-	N/A
Prepayment revenue	-	5,144,602	-	N/A
Total revenues	<u>11,227</u>	<u>5,413,192</u>	<u>715,547</u>	757%
<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	107	1,980	2,062	96%
Property appraiser	-	-	122	0%
Total other fees and charges	<u>107</u>	<u>1,980</u>	<u>2,184</u>	91%
Total expenditures	<u>107</u>	<u>331,161</u>	<u>915,547</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	11,120	5,082,031	(200,000)	
Fund balances - beginning	6,853,606	1,782,695	1,774,504	
Fund balances - ending	<u>\$ 6,864,726</u>	<u>\$ 6,864,726</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 FEBRUARY 28, 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 FEBRUARY 28, 2017**

	Current Month	Year to Date
<b>REVENUES</b>		
Developer contribution	\$ 15,324	\$ 234,796
Total revenues	15,324	234,796
<b>EXPENDITURES</b>		
Capital outlay	15,324	234,796
Total expenditures	15,324	234,796
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	-	-
Fund balances - ending	\$ -	\$ -

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, March 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  
11 Adam Freedman Chair  
12 Jim Giolda (*via telephone*) Vice Chair  
13 Gary Einfalt Assistant Secretary  
14 Mike Oliveri Assistant Secretary  
15 Michael Smith (*via telephone*) Assistant Secretary  
16

17 **Also present were:**

18  
19 Cindy Cerbone Wrathell, Hunt & Associates, LLC  
20 Dennis Lyles (*via telephone*) District Counsel  
21 Jeffrey Schnars (*via telephone*) District Engineer  
22  
23

24 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

25  
26 Ms. Cerbone called the meeting to order at 10:20 a.m., and noted, for the record, that  
27 Supervisors Freedman, Einfalt and Oliveri were present, in person. Supervisors Smith and  
28 Giolda were attending via telephone.

29  
30 **SECOND ORDER OF BUSINESS**

**Public Comments**

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

34 **THIRD ORDER OF BUSINESS**

**Continued Discussion: Developer Land Transactions**

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

39 **FOURTH ORDER OF BUSINESS**

**Consideration of Requisition for Traffic Signalization and Greenway**

42 Ms. Cerbone recalled that, at the previous meeting, District Staff was to follow up with  
43 the Trustee regarding submission of a requisition for Traffic Signalization and Greenway and  
44 existing funds in the revenue account. A response from the Trustee was still pending. Ms.  
45 Cerbone suggested continuing today’s meeting to next week in the hopes that the requisition  
46 could be presented.

47

48 **FIFTH ORDER OF BUSINESS** **Consideration of Jackson Land**  
49 **Development, LLC Proposal for Repair**  
50 **and Maintenance of Renaissance**  
51 **Commons Boulevard Bridge**  
52

53 Ms. Cerbone presented the Jackson Land Development, LLC (Jackson) proposal for  
54 Repair and Maintenance of Renaissance Commons Boulevard Bridge. Mr. Freedman stated that  
55 the project would be postponed and included in the budgeting process for Fiscal Year 2018. Ms.  
56 Cerbone suggested deferring it to the April meeting to see if funds for District improvements  
57 existed and, if not, the project could be budgeted for Fiscal Year 2018. Mr. Schnars would  
58 inform Jackson that a decision would be made in April.

59

60 **SIXTH ORDER OF BUSINESS** **Approval of Unaudited Financial**  
61 **Statements as of January 31, 2017**  
62

63 Ms. Cerbone presented the Unaudited Financial Statements as of January 31, 2017. On-  
64 roll assessment revenue collections were at 94% and off-roll collections were at 78%.

65

**On MOTION by Mr. Freedman and seconded by Mr. Oliveri,  
with all in favor, the Unaudited Financial Statements as of  
January 31, 2017, were approved.**

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71 **SEVENTH ORDER OF BUSINESS** **Approval of February 14, 2017 Regular**  
72 **Meeting Minutes**  
73

74 Ms. Cerbone presented the February 14, 2017 Regular Meeting Minutes and asked for  
75 any additions, deletions or corrections.

76

**On MOTION by Mr. Freedman and seconded by Mr. Einfalt,  
with all in favor, the February 14, 2017 Regular Meeting  
Minutes, as presented, were approved.**

77

78

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80 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

81  
82 **A. District Counsel**

83 There being no report, the next item followed.

84 **B. District Engineer**

85 There being no report, the next item followed.

86 **C. District Manager**

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

88 Ms. Cerbone stated that Ms. Linda Mason, the Property Manager, confirmed that she  
89 signed contracts for culvert cleaning and repair of irrigation lids. Other pending items included:

- 90 ➤ Pond erosion

91 The Board directed Ms. Mason to acquire additional bids for comparison.

- 92 ➤ Electrical panel disconnection, as the fountain was in need of repair

- 93 ➤ Trimming trees and bushes, along the sidewalk, with a homeowner

94 Once Ms. Mason finalized the projects, she would provide Ms. Cerbone with an update  
95 before moving to the next items. Mr. Freedman previously asked Ms. Mason to coordinate with  
96 Mr. Schnars, as he wanted the District Engineer involved in the lake bank repairs and sloping.

97

98 **NINTH ORDER OF BUSINESS** **Supervisor’s Requests**

99

100 Mr. Freedman asked to recess the meeting and reconvene next week, preferably later in  
101 the week. Discussion ensued regarding the Continued Meeting date and which agenda items to  
102 include.

103

104 **TENTH ORDER OF BUSINESS** **UPCOMING MEETINGS**

105

- 106 • **March 28, 2017 at 10:15 A.M.**
- 107 • **April 11, 2017 at 10:15 A.M.**

108 The next Regular Meetings will be held on March 28 and April 11, 2017 at 10:15 a.m., at  
109 this location.

110

111 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

112

113 There being nothing further to discuss, the meeting recessed.

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**On MOTION by Mr. Einfalt and seconded by Mr. Oliveri, with all in favor, the meeting recessed and was continued to Tuesday, March 21, 2017 at 10:15 a.m., at this location.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT

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, March 28, 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  
11 Adam Freedman Chair  
12 Jim Giolda Vice Chair  
13 Gary Einfalt Assistant Secretary  
14 Mike Oliveri Assistant Secretary  
15 Michael Smith (*via telephone*) Assistant Secretary  
16

17 **Also present were:**

18  
19 Cindy Cerbone Wrathell, Hunt & Associates, LLC  
20 Dennis Lyles District Counsel  
21 Jeffrey Schnars District Engineer  
22 Bill Horowitz (*via telephone*) Public  
23  
24

25 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

26  
27 Ms. Cerbone called the meeting to order at 10:18 a.m., and noted, for the record, that  
28 Supervisors Freedman, Giolda, Einfalt, and Oliveri were present, in person. Supervisor Smith  
29 was attending via telephone.  
30

31 **SECOND ORDER OF BUSINESS**

**Public Comments**

32  
33 There being no public comments, the next item followed.  
34

35 **THIRD ORDER OF BUSINESS**

**Continued Discussion: Developer Land Transactions**

36  
37  
38 Mr. Freedman stated that there was nothing new to report.  
39

40 **FOURTH ORDER OF BUSINESS**

**Consideration of Invoice for Audace Avenue and Stormwater Pond Modifications**

43 Ms. Cerbone presented the \$196,047 invoice from BR Cortina Acquisition LLC for  
 44 Audace Avenue work and stormwater pond modifications. Mr. Schnars stated that the invoiced  
 45 items were covered in the Supplemental Engineer’s Report, dated October 11, 2016. The first  
 46 part of the invoice was for the Audace Avenue roadway improvements, which included paving,  
 47 grading and drainage. The Engineer’s Report estimated \$260,000 for those improvements; the  
 48 invoiced amount was \$150,000, which was the budgeted amount. The second part of the invoice  
 49 was for improvements to the lake on the east side of Renaissance Commons Boulevard. The  
 50 pond modifications were completed to facilitate a dog park and to comply with the size  
 51 requirements of the South Florida Water Management District (SFWMD). \$50,000 was  
 52 budgeted for this project. Sodding of the lake banks and the excavation were pulled from the  
 53 contractor’s proposal. \$46,047 was invoiced for the stormwater pond modification work.

54  
 55 **On MOTION by Mr. Freedman and seconded by Mr. Oliveri,**  
 56 **with all in favor, the BR Cortina Acquisition LLC invoice, in**  
 57 **the amount of \$196, 047, for Audace Avenue and Stormwater**  
 58 **Pond Modification, was approved.**

59  
 60  
 61 **FIFTH ORDER OF BUSINESS** **Consideration of Requisition for**  
 62 **Construction Costs**

63  
 64 This item was deferred to the next meeting.

65  
 66 **SIXTH ORDER OF BUSINESS** **Approval of February 28, 2017 Regular**  
 67 **Meeting Minutes**

68  
 69 Ms. Cerbone presented the February 28, 2017 Regular Meeting Minutes and asked for  
 70 any additions, deletions or corrections.

71  
 72 **On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with**  
 73 **all in favor, the February 28, 2017 Regular Meeting Minutes,**  
 74 **as presented, were approved.**

75  
 76  
 77 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

78  
 79 **A. District Counsel**

80 There being no report, the next item followed.



81 **B. District Engineer**

82 There being no report, the next item followed.

83 **C. District Manager**

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

85 Ms. Cerbone would follow up with the Property Manager for an update on what projects  
86 were completed or started.

87 The proposed Fiscal Year 2018 budget would be presented within the next few months.

88

89 **EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

90

91 There being no Supervisor requests, the next item followed.

92

93 **NINTH ORDER OF BUSINESS**

**UPCOMING MEETINGS**

94

- 95 • **April 11, 2017 at 10:15 A.M.**

- 96 • **April 25, 2017 at 10:15 A.M.**

97 The next Regular Meetings will be held April 11 and April 25, 2017 at 10:15 a.m., at this  
98 location.

99

100 **TENTH ORDER OF BUSINESS**

**Adjournment**

101

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

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<p>104 <b>On MOTION by Mr. Einfalt and seconded by Mr. Gielda, with</b>  105 <b>all in favor, the meeting adjourned at 10:25 a.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

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