

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
AGENDA**

**June 27, 2017**

**Boynton Village Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431  
Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

June 20, 2017

Board of Supervisors  
Boynton Village Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

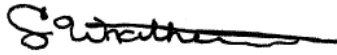
The Board of Supervisors of the Boynton Village Community Development District will hold a Regular Meeting on **Tuesday, June 27, 2017 at 10:15 a.m.**, at **2300 Glades Road, Suite 202E, Boca Raton, Florida 33431**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Continued Discussion: Developer Land Transactions
4. Approval of Unaudited Financial Statements as of April 30, 2017
5. Approval of **May 23, 2017** Regular Meeting Minutes
6. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. **0** Registered Voters in District as of April 15, 2017
    - ii. Update: Master Association Maintenance Punch List
7. Supervisors' Requests
8. **UPCOMING MEETINGS**
  - A. July 11, 2017 at 10:15 A.M.
  - B. July 25, 2017 at 10:15 A.M.
9. Adjournment

*Board of Supervisors  
Boynton Village Community Development District  
June 27, 2017, Regular Meeting Agenda  
Page 2*

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**

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2017**

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
APRIL 30, 2017**

	Major Funds					Total Governmental Funds
	General	Special Revenue	Debt Service	Capital Projects	Capital Projects Resident	
<b>ASSETS</b>						
Cash - SunTrust	\$282,125	\$ -	\$ -	\$ -	\$ -	\$ 282,125
Investments - US Bank						
Revenue account - (A-1) 1950 Congress	-	-	311,345	-	-	311,345
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	-	365,191	-	-	365,191
Reserve account - (A-1) 1950 Congress	-	-	231,217	-	-	231,217
Reserve account - (A-2) SFL Devco	-	-	162,229	-	-	162,229
Prepayment A-2 - US Bank	-	-	5,797,093	-	-	5,797,093
Construction account	-	-	-	191	-	191
Due from other funds						
General	-	58,670	145,000	-	9,573	213,243
Debt service	139	-	-	-	-	139
Utility Deposits	-	1,500	-	-	-	1,500
Total assets	<u>\$282,264</u>	<u>\$60,170</u>	<u>\$7,012,075</u>	<u>\$ 191</u>	<u>\$ 9,573</u>	<u>\$ 7,364,273</u>
<b>LIABILITIES</b>						
<b>Liabilities:</b>						
Accounts payable	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Due to other funds						
General	-	-	139	-	-	139
Debt service	145,000	-	-	-	-	145,000
Capital projects	9,573	-	-	-	-	9,573
Special revenue	58,670	-	-	-	-	58,670
Due to developer	96	-	-	-	4,248	4,344
Total liabilities	<u>219,339</u>	<u>-</u>	<u>139</u>	<u>-</u>	<u>4,248</u>	<u>223,726</u>
<b>FUND BALANCES</b>						
Restricted for:						
Debt service	-	-	7,011,936	-	-	7,011,936
Capital projects	-	-	-	191	5,325	5,516
Unassigned	62,925	60,170	-	-	-	123,095
Total fund balances	<u>62,925</u>	<u>60,170</u>	<u>7,011,936</u>	<u>191</u>	<u>5,325</u>	<u>7,140,547</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 282,264</u>	<u>\$ 60,170</u>	<u>\$ 7,012,075</u>	<u>\$ 191</u>	<u>\$ 9,573</u>	<u>\$ 7,364,273</u>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED APRIL 30, 2017**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 2	\$ 73,700	\$ 73,836	100%
Assessment levy: off-roll	-	243,095	243,095	100%
Interest and miscellaneous	10	58	-	N/A
Total revenues	<u>12</u>	<u>316,853</u>	<u>316,931</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	1,800	12,600	8,000	158%
Management	3,421	23,944	41,047	58%
Legal	3,614	18,843	15,000	126%
Engineering	569	7,483	7,500	100%
Audit	6,000	6,000	5,900	102%
Assessment roll preparation	917	6,417	11,000	58%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	-	-	5,000	0%
Trustee	-	-	7,000	0%
Postage	-	2	750	0%
Legal advertising	-	1,125	4,000	28%
Annual district filing fee	-	175	175	100%
Insurance	-	5,778	5,665	102%
Office supplies	-	-	500	0%
Other current charges	56	436	750	58%
Website	-	614	600	102%
Stormwater pond modification	-	46,047	50,000	92%
Audace avenue acquisition	-	150,000	150,000	100%
Repairs and maintenance	-	5,500	-	N/A
Total professional & administrative	<u>16,377</u>	<u>284,964</u>	<u>314,087</u>	91%
<b>Other fees and charges</b>				
Tax collector	-	739	769	96%
Information systems services	-	420	2,030	21%
Property appraiser	-	-	45	0%
Total other fees and charges	<u>-</u>	<u>1,159</u>	<u>2,844</u>	41%
Total expenditures	<u>16,377</u>	<u>286,123</u>	<u>316,931</u>	90%
Excess/(deficiency) of revenues over/(under) expenditures	(16,365)	30,730	-	
Fund balances - beginning	79,290	32,195	24,010	
Fund balances - ending	<u>\$ 62,925</u>	<u>\$ 62,925</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 APRIL 30, 2017**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Off- roll assessment levy	\$ -	\$ 107,501	\$ 107,500	100%
Developer contribution	-	10,317	-	N/A
Total revenues	<u>-</u>	<u>117,818</u>	<u>107,500</u>	N/A
<b>EXPENDITURES</b>				
Landscape maintenance	6,400	39,922	85,000	47%
Property maintenance	2,500	6,290	10,000	63%
Field management	1,250	2,500	5,000	50%
Electric	196	1,073	5,000	21%
Property insurance	-	2,006	2,500	80%
Total expenditures	<u>10,346</u>	<u>51,791</u>	<u>107,500</u>	48%
Excess/(deficiency) of revenues over/(under) expenditures	(10,346)	66,027	-	
Fund balances - beginning	70,516	(5,857)	-	
Fund balances - ending	<u>\$ 60,170</u>	<u>\$ 60,170</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 APRIL 30, 2017**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 5	\$ 198,255	\$ 197,960	100%
Off- roll assessment levy	-	214,143	517,587	41%
Interest	1,457	3,405	-	N/A
Prepayment revenue	-	5,144,602	-	N/A
Total revenues	<u>1,462</u>	<u>5,560,405</u>	<u>715,547</u>	777%
<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	-	1,983	2,062	96%
Property appraiser	-	-	122	0%
Total other fees and charges	<u>-</u>	<u>1,983</u>	<u>2,184</u>	91%
Total expenditures	<u>-</u>	<u>331,164</u>	<u>915,547</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	1,462	5,229,241	(200,000)	
Fund balances - beginning	7,010,474	1,782,695	1,774,504	
Fund balances - ending	<u>\$ 7,011,936</u>	<u>\$ 7,011,936</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 APRIL 30, 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 APRIL 30, 2017**

	Current Month	Year to Date
<b>REVENUES</b>		
Developer contribution	\$ 5,325	\$ 240,121
Total revenues	5,325	240,121
<b>EXPENDITURES</b>		
Capital outlay	-	234,796
Total expenditures	-	234,796
Excess/(deficiency) of revenues over/(under) expenditures	5,325	5,325
Fund balances - beginning	-	-
Fund balances - ending	\$ 5,325	\$ 5,325

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, May 23, 2017 at 10:15 a.m.**, at **2300 Glades Road,**  
7 **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 Michael Smith (*via telephone*) Assistant Secretary  
15 Mike Oliveri (*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 (*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 10:17 a.m. Supervisors Freedman, Giolda and  
27 Einfalt were present, in person. Supervisors Smith and Oliveri were attending via telephone.  
28

29 **SECOND ORDER OF BUSINESS**

**Public Comments**

30  
31 There being no public comments, the next item followed.  
32

33 **THIRD ORDER OF BUSINESS**

**Continued Discussion: Developer Land Transactions**

34  
35  
36 This item was ongoing.  
37

38 **FOURTH ORDER OF BUSINESS**

**Update: Requisition for Construction Costs**

39  
40  
41 This item was deferred.

42 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-4,  
Approving the District’s Proposed Budget  
for Fiscal Year 2018 and Setting a Public  
Hearing Thereon Pursuant to Florida  
Law**

43  
44  
45  
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47  
48 Ms. Cerbone presented Resolution 2017-4 for the Board’s consideration. On Page 1, all  
49 General fund Revenues would be on-roll. For Fiscal Year 2018, “Management/accounting/  
50 recording” increased from \$41,047 to \$41,860, “Website” increased from \$600 to \$615, “Audit”  
51 increased from \$5,900 to \$6,300 and “Insurance” increased from \$5,778 to \$6,000.  
52 “Dissemination agent” decreased from \$5,000 to \$3,500 and “Legal Advertising” decreased from  
53 \$4,000 to \$1,500. “Stormwater pond modification” and “Audace Avenue acquisition” would not  
54 recur in the Fiscal Year 2018 budget. Line items for “Bridge repair” for \$21,125, and “Repairs  
55 and maintenance”, for \$10,000, were added. For the Special Revenue fund, on Page 4, all  
56 Revenues were on-roll. Under Expenditures, line items for “Repairs and maintenance”, for  
57 \$5,000, and “Contingency/other”, for \$11,250, were added. The Assessment summary was on  
58 Page 9.

59 ***\*\*\*Mr. Schnars joined the meeting, via telephone.\*\*\****

60  
61 **On MOTION by Mr. Freedman and seconded by Mr. Einfalt,**  
62 **with all in favor, the proposed Fiscal Year 2018 budget, was**  
63 **approved.**

64  
65  
66 **On MOTION by Mr. Giolda and seconded by Mr. Freedman,**  
67 **with all in favor, Resolution 2017-4, Approving the District’s**  
68 **Proposed Budget for Fiscal Year 2018 and Setting a Public**  
69 **Hearing Thereon Pursuant to Florida Law for September 12,**  
70 **2017 at 10:15 a.m., at this location, was adopted.**

71  
72  
73 **SIXTH ORDER OF BUSINESS**

**Approval of Unaudited Financial  
Statements as of March 31, 2017**

74  
75  
76 Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2017.

77  
78 **On MOTION by Mr. Freedman and seconded by Mr. Einfalt,**  
79 **with all in favor, the Unaudited Financial Statements as of**  
80 **March 31, 2017, were approved.**

81 SEVENTH ORDER OF BUSINESS Approval of Minutes

82  
83 A. April 11, 2017 Regular Meeting

84 B. April 25, 2017 Regular Meeting

85 Ms. Cerbone presented the April 11 and April 25, 2017 Regular Meeting Minutes and  
86 asked for any additions, deletions or corrections.

87

88 **On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with**  
89 **all in favor, the April 11 and April 25, 2017 Regular Meeting**  
90 **Minutes, as presented, were approved.**

91

92

93 EIGHTH ORDER OF BUSINESS Staff Reports

94

95 A. District Counsel

96 There being no report, the next item followed.

97 B. District Engineer

98 In response to Mr. Freedman’s question regarding the City of Boynton Beach’s request  
99 for a maintenance/surety bond for water and sewer, Mr. Schnars stated that the surety bond  
100 required for the conveyance would cost \$5,200, for one year. Mr. Schnars stated that the surety  
101 was a routine request and Staff would correspond with the City.

102

103 **On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with**  
104 **all in favor, authorizing District Staff to purchase a surety**  
105 **bond to meet The City of Boynton Beach’s conveyance**  
106 **requirements, was approved.**

107

108

109 C. District Manager

110 i. Update: Master Association Maintenance Punch List

111 Mr. Freedman was working with the Property Manager. Repairs were being made. Lake  
112 bank sloping work would be budgeted for Fiscal Year 2018. Mr. Freedman requested that the  
113 District Engineer coordinate with the Property Manager on all lake bank repairs.

114

115 NINTH ORDER OF BUSINESS Supervisors’ Requests

116

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

118 TENTH ORDER OF BUSINESS

UPCOMING MEETINGS

119

120 A. June 13, 2017 at 10:15 A.M.

121 B. June 27, 2017 at 10:15 A.M.

122 The next Regular Meetings will be held June 13 and June 27, 2017 at 10:15 a.m., at this  
123 location.

124

125 ELEVENTH ORDER OF BUSINESS

Adjournment

126

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

128

129 **On MOTION by Mr. Einfalt and seconded by Mr. Gielda, with**  
130 **all in favor, the meeting adjourned at 10:33 a.m.**

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DRAFT  
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT



# Palm Beach County

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SUSAN BUCHER  
Supervisor of Elections

240 SOUTH MILITARY TRAIL  
WEST PALM BEACH, FL 33415  
POST OFFICE BOX 22309  
WEST PALM BEACH, FL 33416

TELEPHONE: (561) 656-6200  
FAX NUMBER: (561) 656-6287  
WEBSITE: [www.pbcelections.org](http://www.pbcelections.org)

April 18, 2017

Dennis Lyles  
Sun Trust Center, Sixth Floor  
515 East Las Olas Blvd.  
Fort Lauderdale FL 33301

RE: Boynton Village Community Development District

Mr. Lyles:

In accordance with the requirements of Chapter 190(3)(a)(2)(d), we certify that, as of April 15th, 2017, the number of registered voters within the Boynton Village Community Development District boundaries is 0.

Should you have any questions or require additional information, please do not hesitate to contact us.

*Charmaine A. Kelly*

Charmaine A. Kelly  
Chief Deputy

CAK/ams

cc: J. Bradley

