

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

October 24, 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

October 17, 2017

Board of Supervisors
Boynton Village Community Development District

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

Dear Board Members:

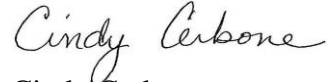
The Board of Supervisors of the Boynton Village Community Development District will hold a Regular Meeting on Tuesday, October 24, 2017 at 10:15 a.m., at 2300 Glades Road, Suite 202E, Boca Raton, Florida 33431. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2018-01, Amending Fiscal Year 2018 Meeting Schedule to Second and Fourth Wednesdays at 10:30 A.M.
4. Discussion of “No-Notice” Construction Dewatering Water Use Permit from SFWMD Related to Alta at Cortina
5. Acceptance of Water and Sewer Bill of Sale
6. Conveyance of Water and Sewer to City of Boynton Beach
7. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. NEXT MEETING DATE: November __, 2017
8. Approval of Unaudited Financial Statements as of August 31, 2017
9. Approval of September 26, 2017 Rescheduled Public Hearing and Special Meeting Minutes
10. Supervisors’ Requests

11. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 561-346-5294.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8518503

RESOLUTION 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2017/2018 MEETING SCHEDULE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Boynton Village Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Palm Beach County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, on September 26, 2017, the Board of Supervisors (hereinafter referred to as the "Board") of the District, adopted Resolution 2017-8, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018; and

WHEREAS, the Board desires to amend the annual meeting schedule previously adopted for Fiscal Year 2017/2018 as attached in **Exhibit A**;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

1. The Fiscal Year 2017/2018 amended annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit "A"** is hereby approved and will be published and filed in accordance with the requirements of Florida law.
2. The District Manager is hereby directed to submit a copy of the amended Fiscal Year 2017/2018 annual public meeting schedule to Palm Beach County and the Department of Economic Opportunity.
3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2017

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit "A"

FISCAL YEAR 2017/2018 MEETING SCHEDULE			
	DATE	TIME	POTENTIAL DISCUSSION FOCUS
1	Wednesday, November 8, 2017	10:30 AM	Regular Meeting
2	Wednesday November 22, 2017	10:30 AM	Regular Meeting
3	Wednesday, December 13, 2017	10:30 AM	Regular Meeting
4	Wednesday, December 27, 2017	10:30 AM	Regular Meeting
5	Wednesday, January 10, 2018	10:30 AM	Regular Meeting
6	Wednesday, January 24, 2018	10:30 AM	Regular Meeting
7	Wednesday, February 14, 2018	10:30 AM	Regular Meeting
8	Wednesday, February 28, 2018	10:30 AM	Regular Meeting
9	Wednesday, March 14, 2018	10:30 AM	Regular Meeting
10	Wednesday, March 28, 2018	10:30 AM	Regular Meeting
11	Wednesday, April 11, 2018	10:30 AM	Regular Meeting
12	Wednesday, April 25, 2018	10:30 AM	Regular Meeting
13	Wednesday, May 9, 2018	10:30 AM	Regular Meeting
14	Wednesday, May 23, 2018	10:30 AM	Approve Fiscal Year 2018/2019 Proposed Budget Approve Fiscal Year 2017 Audit
15	Wednesday, June 13, 2018	10:30 AM	Regular Meeting
16	Wednesday, June 27, 2018	10:30 AM	Regular Meeting
17	Wednesday, July 11, 2018	10:30 AM	Regular Meeting
18	Wednesday, July 25, 2018	10:30 AM	Regular Meeting
19	Wednesday, August 8, 2018	10:30 AM	Regular Meeting
20	Wednesday, August 22, 2018	10:30 AM	Regular Meeting
21	Wednesday, September 12, 2018	10:30 AM	Adopt Fiscal Year 2018/2019 Final Budget
22	Wednesday, September 26, 2018	10:30 AM	Regular Meeting

Meeting Location: 2300 Glades Road, Suite 202E, Boca Raton, Florida 33431

October 5, 2017

Boynton Village Community Development District
c/o Cindy Cerbone, District Manager
2300 Glades Road #410W
Boca Raton, FL 33431
Via E-Mail: cerbonec@whhassociates.com

**RE: Alta at Cortina
Boynton Beach, Palm Beach County, Florida
Schnars Engineering Corp. Project No. 04173alta**

Cindy:

The developer of Alta at Cortina has requested that water from a utility construction dewatering operation be allowed to discharge into the water management system of Boynton Village which is owned by the Boynton Village Community Development District (BVCDD). The attached exhibit shows the potential discharge points which are into the existing drainage system.

This type of dewatering would normally qualify for a "No-Notice" construction dewatering water use permit from SFWMD, but it does not because the discharge is technically off-site from the Alta project. Therefore, a formal permit application must be submitted with documentation of authorization from the entity to receive the discharge water which is the BVCDD.

As District Engineer, I have reviewed this request and find that the system has the capacity to accept the discharge water conditioned upon the following:

1. The discharge water shall meet all applicable State Water Quality standards.
2. The discharge water should not contain turbidity levels in excess of 29 NTU above background levels. Because this is utility dewatering, I expect a well-point system to be utilized which should produce clean water.
3. If a significant rain event occurs, the discharge shall cease at the discretion of the District Engineer.
4. If the capacity of the surface water management system shall become compromised, the discharge shall cease at the discretion of the District Engineer.
5. The contractor shall have a contingency plan if offsite discharge must cease for any reason.

Please contact me should you have any questions or comments or require additional information.

Sincerely,

SCHNARS ENGINEERING CORPORATION


Jeffrey T. Schnars, P.E.

President

District Engineer for Boynton Village Community Development District

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
SEPTEMBER 30, 2015

A. CALL TO ORDER

District Manager Richard Ellington called the September 30, 2015, Special Board Meeting of the Renaissance Commons Community Development District to order at 1:35 p.m. in the Conference Room of Compson & Associates, 36 SE Third Street, Boca Raton, Florida 33432.

B. PROOF OF PUBLICATION

Mr. Ellington presented proof of publication that notice of the Special Board Meeting had been published in *The Palm Beach Post* on September 23, 2015, as legally required.

C. ESTABLISH A QUORUM

Mr. Ellington determined that the attendance of Chairman Jim Comparato, Vice Chairman Robert D'Angelo and Supervisors Paul Sheridan and Carl Klepper constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were District Manager Richard Ellington of Special District Services, Inc.; and District Counsel Gerald Knight of Billing, Cochran, Heath, Lyles, Mauro & Ramsey, P.A.

Also present was Ed Bulleit of MBS Capital Markets.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. May 20, 2015, Public Hearing & Regular Board Meeting

Mr. Ellington presented the minutes of the May 20, 2015, Public Hearing & Regular Board Meeting. Mr. D'Angelo **moved** approval and Mr. Sheridan seconded that the minutes of the May 20, 2015, Public Hearing & Regular Board Meeting be approved, as presented and the **motion** carried 4 to 0.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
SEPTEMBER 30, 2015

H. NEW BUSINESS

1. Board Authorization of District Surface Water System to Accept the Dewatering Discharge

Mr. Ellington introduced a letter from Jeff Schnars, the Engineer for the District, regarding the application for a dewatering approval for the Santorini project. Mr. Klepper indicated that he was familiar with the issue and thought that it should be approved. Without any further discussion, Mr. Klepper **moved** and Mr. Sheridan seconded that authorization be granted and that **motion** carried 4 to 0.

2. Discussion Regarding Bond Refinancing

Mr. Bulleit presented a scenario for refinancing the currently outstanding bonds in the amount of \$16,150,000, with the par amount of \$15,535,000. He indicated that the average coupon rate would go down from 5.60% to 4.01% based on a blended rate between an A1 and an A2 structure. He indicated that the A1 structure would carry about 70% of the outstanding debt and the A2 structure would carry about 30% of the outstanding debt. The estimated savings was about 16% per unit owner, which resulted in approximately savings from the commercial to the townhouse between \$56 and \$158 per year. After discussion regarding this matter, Mr. Comparato **moved** approval, seconded by Mr. D'Angelo to enter into an agreement with MBS Capital Markets to move forward with the placing of the bonds with a bank for the purposes of refinancing the outstanding debt. That **motion** carried 4 to 0.

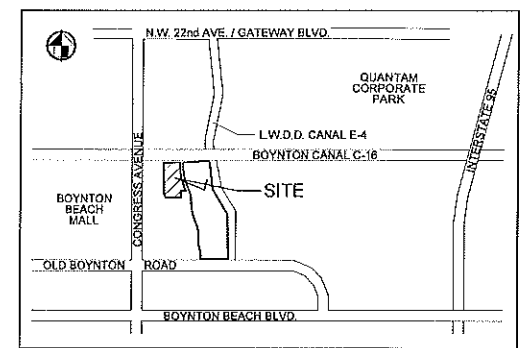
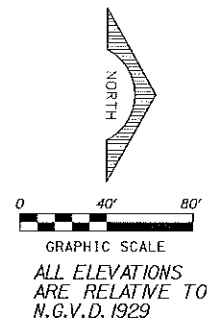
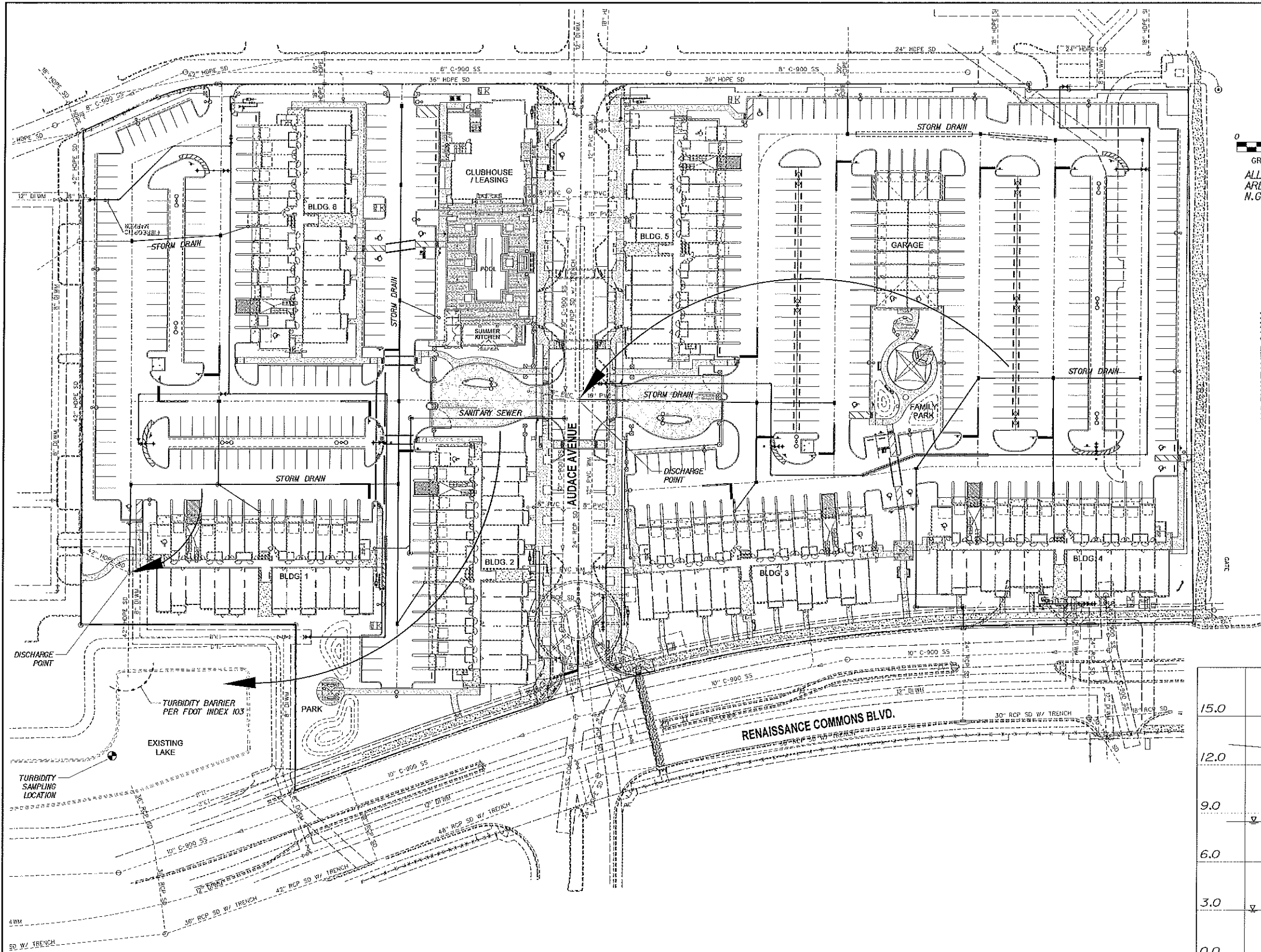
Following that action, Mr. Ellington indicated that in order to move forward it would be necessary to retain a Bond Counsel for the transaction. Mr. Ellington recommended that Greenberg Traurig be hired to handle the Bond Counsel work. Mr. Klepper asked what the fee would be and Mr. Ellington indicated that he did not believe it would exceed \$35,000 based upon two recent transactions which he and Mr. Knight had recently completed with Mr. Sanford on behalf of Greenberg Traurig. Mr. Klepper then **moved** and Mr. Comparato seconded that Greenberg Traurig be retained as Bond Counsel for a fee not to exceed \$35,000. That **motion** carried 4 to 0.

3. Consider Resolution No. 2015-04 – Adopting an Amended Final Budget for Fiscal Year 2014/2015

Mr. Ellington presented Resolution No. 2015-04, entitled:

RESOLUTION NO. 2015-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE RENAISSANCE COMMONS COMMUNITY**



DEWATERING STEPS:

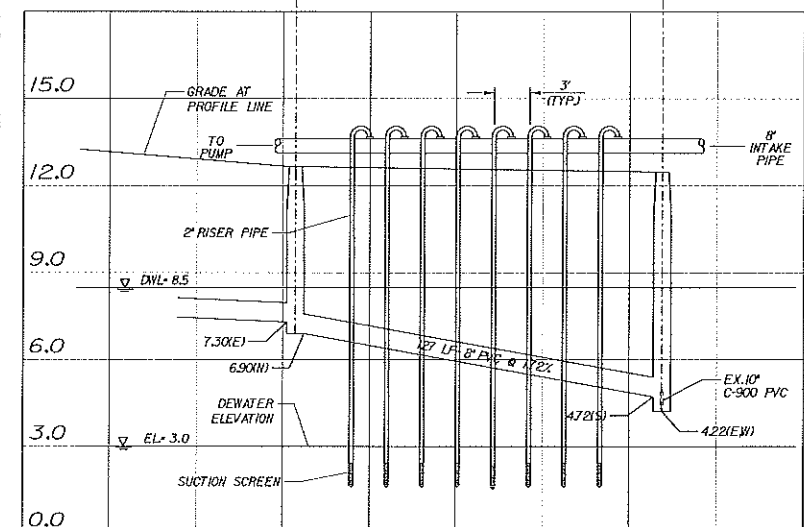
1. IMPLEMENT CONSTRUCTION PERIOD STORMWATER POLLUTION PREVENTION PLAN.
2. SEWER & DRAINAGE UTILITY DEWATERING DISCHARGE SHALL BE TO OFFSITE DRAINAGE STRUCTURE OR EXISTING LAKE UTILIZING WELLPOINT SYSTEM.

NOTES:

1. THE DISCHARGE WATER SHALL MEET ALL APPLICABLE STATE WATER QUALITY STANDARDS.
2. THE DISCHARGE WATER SHOULD NOT CONTAIN TURBIDITY LEVELS IN EXCESS OF 29 NTU ABOVE BACKGROUND LEVELS. BECAUSE THIS IS UTILITY DEWATERING, A WELL-POINT SYSTEM SHALL BE UTILIZED WHICH SHOULD PRODUCE CLEAN WATER. THE CONTRACTOR SHALL OBTAIN DAILY TURBIDITY MEASUREMENTS AT THE SAMPLING STATION LOCATION. THE BACKGROUND TURBIDITY LEVEL SHALL BE OBTAINED PRIOR TO ANY DISCHARGE.
3. IF A SIGNIFICANT RAIN EVENT OCCURS, THE DISCHARGE SHALL CEASE AT THE DISCRETION OF THE DISTRICT ENGINEER.
4. IF THE CAPACITY OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BECOME COMPROMISED, THE DISCHARGE SHALL CEASE AT THE DISCRETION OF THE DISTRICT ENGINEER.
5. THE CONTRACTOR SHALL HAVE A CONTINGENCY PLAN IF OFFSITE DISCHARGE MUST CEASE FOR ANY REASON.

RIM ELEV. 12.66

RIM ELEV. 12.48
CUT-IN MANHOLE



ALL ELEVATIONS ARE RELATIVE TO NGVD 1929.

WELLPOINT EXHIBIT
DEEPEST SEWER OR DRAINAGE

SCALE:
1"=30' HORIZ.
1"=3' VERT.

BILL OF SALE

Cortina Phase 2

KNOWN ALL MEN BY THESE PRESENTS:

That RRPIV Cortina LLC, a Florida limited liability company, with an address at 4801 PGA Boulevard, Palm Beach Gardens, FL 33418, hereinafter referred to as "SELLER", for and in consideration of the sum of Ten Dollars, in lawful money (and other good and valuable considerations unto it moving) the receipt of which is hereby acknowledged by it, has granted, bargained, sold, transferred, set over and delivered unto the Boynton Village Community Development District, a local unit of special-purpose government, organized and existing under Chapter 190, Florida Statutes, located in the City of Boynton Beach, County of Palm Beach in the State of Florida, hereinafter referred to as the "BUYER", its successors and assigns, all those certain goods and chattels, described as follows:

The potable water distribution and sewer collection systems described on sheet(s) 33 - 36 of the Final Site Engineering Plans for Cortina @ Boynton Village Phase 2 prepared by Schnars Engineering, Corporation, project number 04173 as further described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the BUYER, its successors and assigns forever.

And the SELLER, for itself and its successors, hereby covenants to and with the BUYER, its successors and assigns, that SELLER is the lawful owner of the said goods and chattels; that they are free from all liens and encumbrance; that it has good right to sell the same as aforesaid, and that it will warrant and defend the same against the lawful claims and demands of all persons whomsoever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the SELLER has caused its company name to be hereunto subscribed by its officer(s) hereunto duly authorized, this 20 day of October, 2017.

Signed, sealed and delivered in our presence:

RRPIV Cortina LLC, a Florida limited liability company
By: Ram Realty Associates IV LLC, a Delaware limited liability company, its Manager

[Signature]
Signature

Gina Oregan
Print Name

By [Signature]
Name: James W. Stine & Karen D. Geller
Title: Vice Presidents

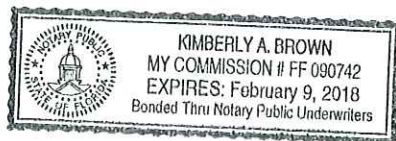
[Signature]
Signature

Heidi Hughes
Print Name

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgements, personally appeared James W. Stine & Karen D. Geller, as Vice Presidents of Ram Realty Associates IV LLC, the Manager of RRPIV Cortina LLC, on behalf of said entity. They are personally known to me and acknowledged they executed the foregoing Bill of Sale as the proper officials of the Company and that the same is the act and deed of the Company.

IN WITNESS OF THE FOREGOING, I have set my official seal in the State and County aforesaid on the 20 day of October, 2017.



[Signature]
Notary Public

My Commission Expires: 2-9-2018

EXHIBIT A

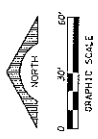
Cortina @ Boynton Village
Cortina Phase 2
Boynton Beach, Florida

Bill of Sale - Exhibit A
Water and Sewer System

DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
Water Distribution				
8" PVC	3655	LF	\$24.00	\$87,720.00
Fire Hydrant Assembly Boynton Siglock	10	EA	\$3,950.00	\$39,500.00
8" DIP	120	LF	\$38.00	\$4,560.00
8" Gate Valve	13	EA	\$1,200.00	\$15,600.00
6" Gate Valve	15	EA	\$875.00	\$13,125.00
6" DIP	200	LF	\$34.00	\$6,800.00
4" Gate Valve	16	EA	\$800.00	\$12,800.00
4" DIP	280	LF	\$36.00	\$10,080.00
2" Water Service	8	EA	\$4,250.00	\$34,000.00
Fittings	1	LS	\$9,500.00	\$9,500.00
Restraints	1	LS	\$7,500.00	\$7,500.00
Permanent Sample Station	1	LS	\$2,250.00	\$2,250.00
SUBTOTAL				\$243,435.00
Sanitary Sewer				
Manhole 0-6'	4	EA	\$2,950.00	\$11,800.00
Manhome 6-8'	2	EA	\$3,475.00	\$6,950.00
Manhome 8-10'	2	EA	\$3,850.00	\$7,700.00
8" PVC 0-6'	734	LF	\$22.00	\$16,148.00
8" PVC 6-8'	130	LF	\$26.00	\$3,380.00
8" PVC 8-10'	283	LF	\$36.00	\$10,188.00
8" PVC 10-12'	239	LF	\$44.00	\$10,516.00
8" DIP	80	LF	\$70.00	\$5,600.00
6" PVC	290	LF	\$18.00	\$5,220.00
Cleanouts	8	EA	\$500.00	\$4,000.00
SUBTOTAL				\$81,502.00
TOTAL				\$324,937.00

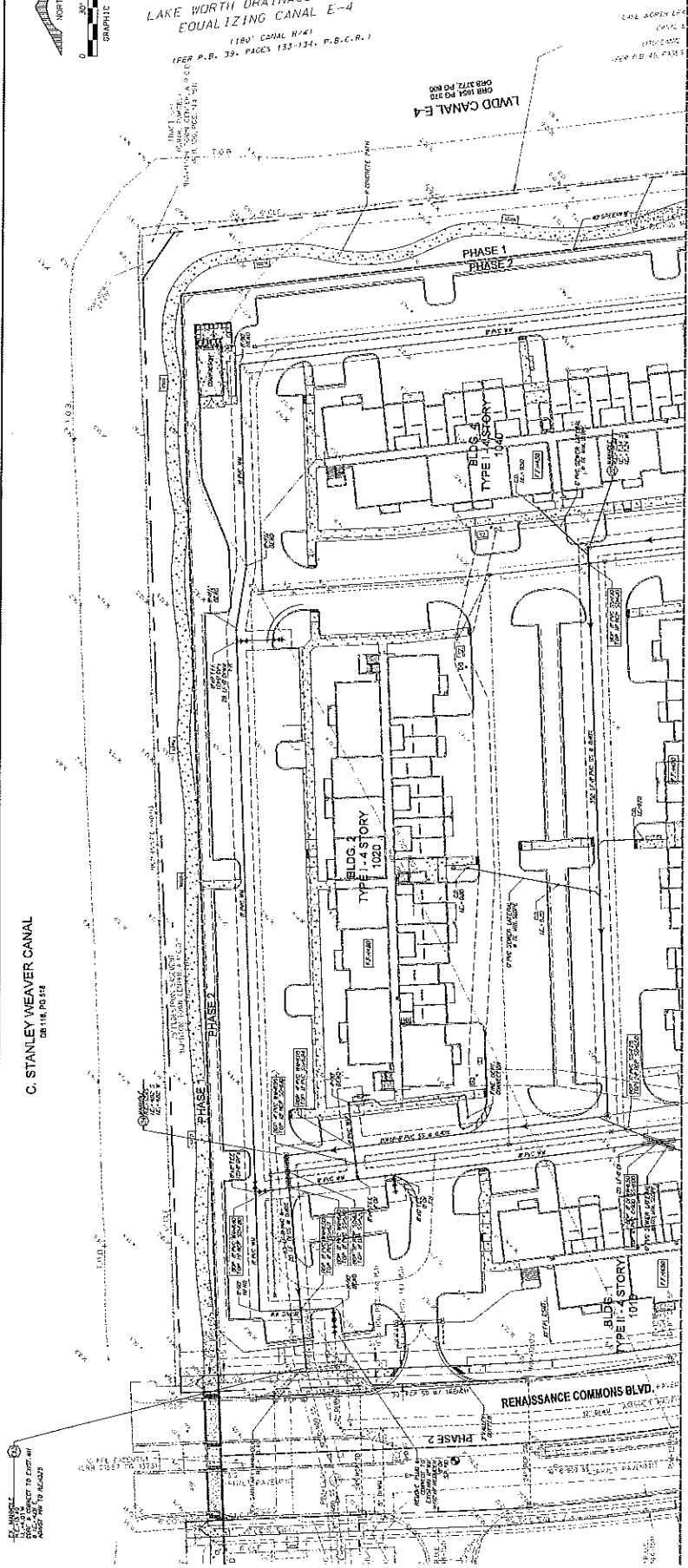
SCHNARS ENGINEERING CORPORATION	OWNER
	Tel: (601) 241-8463 Fax: (504) 241-5182





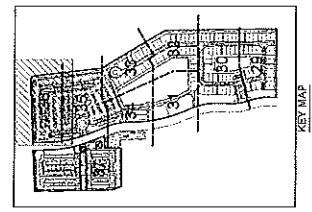
LAKE WORTH DRAINAGE DISTRICT
EQUALIZING CANAL E-4
1180' CANAL N/41
156' P.B. 39, PAGES 133-134, P.B.C.R.1

C. STANLEY WEAVER CANAL
DB 118 PG 318

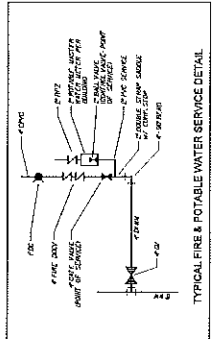
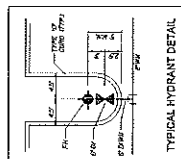


WATER & SEWER LEGEND

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- NOTES
1. ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1984 (NGVD 84).
 2. ALL NEW FIRE HYDRANTS SHALL HAVE OUT OF SERVICE SIGNS AND SHALL BE MAINTAINED IN A READY STATE FOR USE BY THE FIRE DEPARTMENT.
 3. FIRE HYDRANTS SHALL BE INSTALLED WITH A MINIMUM 8' CLEARANCE FROM THE FRONT OF CURB.
 4. FIRE HYDRANTS SHALL BE MANUFACTURED BY SIEBELock PER DETAIL W-8.
 5. ALL EXISTING PROPOSED SEWER CLEANOUTS SHALL HAVE A 6" AND A COVER PER DETAIL.
 6. SHALL CONFORM TO ANNUAL INSPECTION AND MAINTENANCE SCHEDULE.
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SCHNARS ENGINEERING CORPORATION 947 Civic Center Road Boca Raton, Florida 33487 Telephone: (561) 241-6466 Fax: (561) 241-6466	OWNER: BR CORTINA ACQUISITION, LLC 400 HOWARD STREET, 2ND FLOOR SAN FRANCISCO, CA 94105-2618	PROJECT: CORTINA @ BOYNTON VILLAGE BOYNTON BEACH FLORIDA	TASK: WATER AND SEWER PLAN	REVISIONS: 1. 10/24/2013 2. 11/22/2013 3. 12/10/2013 4. 01/08/2014 5. 02/10/2014	JOB NO. 0473 DESIGNED: JTS CHECKED: JTS O.C. JTS SHEET 36 OF 48
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**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2017**

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

	Major Funds					Total
	General	Special Revenue	Debt Service	Capital Projects	Capital Projects Resident	Governmental Funds
ASSETS						
Cash - SunTrust	\$ 48,606	\$ -	\$ -	\$ -	\$ -	\$ 48,606
Investments - US Bank						
Revenue account - (A-1) 1950 Congress	-	-	149,290	-	-	149,290
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	-	219,260	-	-	219,260
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	-	-	3,769	-	-	3,769
Construction account	-	-	-	191	-	191
Due from other funds						
General	-	28,058	-	-	4,248	32,306
Debt service	100	-	-	-	-	100
Utility Deposits	-	1,500	-	-	-	1,500
Total assets	<u>\$ 48,706</u>	<u>\$29,558</u>	<u>\$765,765</u>	<u>\$ 191</u>	<u>\$ 4,248</u>	<u>\$ 848,468</u>
LIABILITIES						
Liabilities:						
Accounts payable	\$ 2,809	\$ 2,500	\$ -	\$ -	\$ -	\$ 5,309
Due to other funds						
General	-	-	100	-	-	100
Capital projects	4,248	-	-	-	-	4,248
Special revenue	28,058	-	-	-	-	28,058
Due to developer	96	-	-	-	4,248	4,344
Total liabilities	<u>35,211</u>	<u>2,500</u>	<u>100</u>	<u>-</u>	<u>4,248</u>	<u>42,059</u>
FUND BALANCES						
Restricted for:						
Debt service	-	-	765,665	-	-	765,665
Capital projects	-	-	-	191	-	191
Unassigned	13,495	27,058	-	-	-	40,553
Total fund balances	<u>13,495</u>	<u>27,058</u>	<u>765,665</u>	<u>191</u>	<u>-</u>	<u>806,409</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 48,706</u>	<u>\$29,558</u>	<u>\$765,765</u>	<u>\$ 191</u>	<u>\$ 4,248</u>	<u>\$ 848,468</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 73,700	\$ 73,836	100%
Assessment levy: off-roll	-	243,095	243,095	100%
Interest and miscellaneous	2	71	-	N/A
Total revenues	<u>2</u>	<u>316,866</u>	<u>316,931</u>	100%
EXPENDITURES				
Professional & administrative				
Supervisors	2,000	16,600	8,000	208%
Management	3,421	37,626	41,047	92%
Legal	1,629	29,698	15,000	198%
Legal: bond refinance	1,638	2,838	-	N/A
Engineering	87	8,445	7,500	113%
Audit	-	6,000	5,900	102%
Assessment roll preparation	917	10,083	11,000	92%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	3,500	3,500	5,000	70%
Trustee	-	4,337	7,000	62%
Postage	-	40	750	5%
Legal advertising	-	1,125	4,000	28%
Annual district filing fee	-	175	175	100%
Insurance	-	5,778	5,665	102%
Office supplies	-	-	500	0%
Contingencies	51	51	-	N/A
Other current charges	-	597	750	80%
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
Warranty bond - water & sewer	-	5,205	-	N/A
Total professional & administrative	<u>13,243</u>	<u>334,259</u>	<u>314,087</u>	106%
Other fees and charges				
Tax collector	-	737	769	96%
Information systems services	-	420	2,030	21%
Property appraiser	-	150	45	333%
Total other fees and charges	<u>-</u>	<u>1,307</u>	<u>2,844</u>	46%
Total expenditures	<u>13,243</u>	<u>335,566</u>	<u>316,931</u>	106%
Excess/(deficiency) of revenues over/(under) expenditures	(13,241)	(18,700)	-	
Fund balances - beginning	26,736	32,195	24,010	
Fund balances - ending	<u>\$ 13,495</u>	<u>\$ 13,495</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 AUGUST 31, 2017**

	Current Month	Year to Date	Adopted Budget	% of Budget
REVENUES				
Off- roll assessment levy	\$ -	\$ 107,501	\$ 107,500	100%
Developer contribution	-	10,317	-	N/A
Total revenues	-	117,818	107,500	N/A
EXPENDITURES				
Landscape maintenance	7,385	67,020	85,000	79%
Property maintenance	1,667	9,623	10,000	96%
Field management	833	4,167	5,000	83%
Electric	395	2,087	5,000	42%
Property insurance	-	2,006	2,500	80%
Total expenditures	10,280	84,903	107,500	79%
Excess/(deficiency) of revenues over/(under) expenditures	(10,280)	32,915	-	
Fund balances - beginning	37,338	(5,857)	-	
Fund balances - ending	<u>\$ 27,058</u>	<u>\$ 27,058</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 AUGUST 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 198,255	\$ 197,960	100%
Off- roll assessment levy	-	214,143	517,587	41%
Interest	383	6,315	-	N/A
Prepayment revenue	-	5,144,602	-	N/A
Total revenues	<u>383</u>	<u>5,563,315</u>	<u>715,547</u>	777%
EXPENDITURES				
Debt service				
Principal	-	125,000	255,000	49%
Principal prepayments	-	5,795,000	-	N/A
Interest	-	658,363	658,363	100%
Total debt service	<u>-</u>	<u>6,578,363</u>	<u>913,363</u>	720%
Other fees and charges				
Tax collector	-	1,982	2,062	96%
Property appraiser	-	-	122	0%
Total other fees and charges	<u>-</u>	<u>1,982</u>	<u>2,184</u>	91%
Total expenditures	<u>-</u>	<u>6,580,345</u>	<u>915,547</u>	719%
Excess/(deficiency) of revenues over/(under) expenditures	383	(1,017,030)	(200,000)	
Fund balances - beginning	765,282	1,782,695	1,774,504	
Fund balances - ending	<u>\$ 765,665</u>	<u>\$ 765,665</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 AUGUST 31, 2017**

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

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

	Current Month	Year to Date
REVENUES		
Developer contribution	\$ -	\$ 274,381
Total revenues	<u>-</u>	<u>274,381</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>274,381</u>
Total expenditures	<u>-</u>	<u>274,381</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	-	-
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

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Present and constituting a quorum were:

Also present were:

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

SECOND ORDER OF BUSINESS

Public Comments

THIRD ORDER OF BUSINESS

This item was ongoing.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2017-5, Resetting Public Hearing Pursuant to the Department of Revenue's Amended Emergency Order, dated September 8, 2017, Implementing Governor Rick Scott's Executive Order Number 17-235, Dated September, 4, 2017

Ms. Cerbone presented Resolution 2015-5.

*****Mr. Oliveri joined the meeting at approximately 10:17 a.m.*****

Ms. Cerbone stated that this Resolution afforded the Districts that had not held their budget public hearings, due to Hurricane Irma, the opportunity to reschedule their public hearing and reduced the advance advertisement time frame requirement.

On MOTION by Mr. Freedman and seconded by Mr. Einfalt, with all in favor, Resolution 2017-5, Resetting Public Hearing Pursuant to the Department of Revenue's Amended Emergency Order, dated September 8, 2017, Implementing Governor Rick Scott's Executive Order Number 17-235, Dated September, 4, 2017, for September 26, 2017 at 10:15 a.m., at this location, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2017/2018 Budget

A. Rescheduled Notice(s)

The Rescheduled Notices were included for information purposes.

Ms. Cerbone discussed the proposed Fiscal Year 2018 budget, in detail. There were currently no recommended changes in the General fund budget. In the Special Revenue fund, Ms. Cerbone suggested reviewing the budget amounts related to landscape, repairs, maintenance and contingency. Ms. Cerbone toured the Hurricane Irma-related damage with the insurance adjuster and landscaping company. Some, but not all of the irrigation was affected; however, the pump station was down so the irrigation lines could not be tested. The insurance adjuster was satisfied, she and the adjuster took pictures. The initial estimate for repair and maintenance was approximately \$11,000. The insurance agent and adjuster provided differing information; therefore, Ms. Cerbone did not want to give an optimistic opinion, as it may be necessary to use all of the contingency funds for Hurricane Irma repairs. Discussion ensued regarding why pump

station was down. Ms. Cerbone was unsure. Mr. Freedman advised that the pump station needs an overhaul; the Master Association maintains the pump station is about 10 years old and constantly is on an off. The pump station is located in the Greenway but ownership was unknown. Regarding budgeting, Mr. Freedman stated that the Master Association maintains the pump station and it could be budgeted by the Master Association. Ms. Cerbone would research the Maintenance Agreement and ownership. Ms. Cerbone did not think it was in the District's best interest to increase the Fiscal Year 2018 budget. Offsets would be discussed later in the agenda.

Ms. Cerbone stated that the Debt Service built up excess reserves and, per Mr. Michal Szymonowicz, of Management's office, some of the excess reserve could be used to reduce the assessments for Fiscal Year 2018, as was done in the past. Mr. Szymonowicz advised that, of the \$243,677 reserve, roughly \$150,000 could be used to pay down the Series A-2 bonds and about \$50,000 could be used to pay down the Series A-1 bonds, while leaving approximately \$28,000 in surplus revenue. If the \$200,000 or \$220,000 in excess reserve funds were used, the DSF column, on Page 9, would be affected. The assessment for the commercial units would decrease from \$0.61 to \$0.45, the Debt Service assessment for the condo units would decrease from \$848.39 to \$633.67 and, for the single-family units, it would decrease from \$1,707.84 to \$315.63. This would not change the principle or the interest payments; the payments would remain the same but the District would not have to request as much from the Landowners. Mr. Freedman wanted to reduce the Debt Service, as proposed by the District Manager. Ms. Cerbone stated that, prior to Hurricane Irma, Management was notified by the Property Appraiser or Tax Collector offices that they wanted the assessment roll figures, even if the Public Hearing had not occurred, and they understood that a different one would be submitted, after Public Hearing. If the Board adopts a budget different from the proposed budget, Management would communicate with to the Property Appraiser and Tax Collator that the Public Hearing was held today, the budget changed and the new figures would be submitted.

*****Ms. Cerbone opened the Public Hearing.*****

No members of the public spoke

*****Ms. Cerbone closed the Public Hearing.*****

Mr. Freedman asked that the budget be adopted with the reduction in Debt Service as the District Manager indicated.

B. Consideration of Resolution 2017-6, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018

Ms. Cerbone presented Resolution 2017-6. The wording of the third “Whereas” clause was changed to “Whereas, pursuant to Resolution 2017-5, the Board sets September 26, 2017.....”, to clarify that the Board just reset it, pursuant to the other Resolution.

On MOTION by Mr. Freedman and seconded by Mr. Gielda, with all in favor, Resolution 2017-6, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018, as amended to change the wording of the third “Whereas” clause and to utilize Debt Service fund balance, as discussed and with the numbers determined by District Management, and that the surplus in the Debt Service fund balance, as of September 30, 2018 be at a minimum level of \$25,000, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2017-7, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2017-7.

On MOTION by Mr. Oliveri and seconded by Mr. Einfalt, with all in favor, Resolution 2017-7, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date , was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-8, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018

Ms. Cerbone presented Resolution 2017-8. The meeting time would be changed to 9:30 a.m. There were 22 meetings on the schedule but meetings could be cancelled, if the meeting was not necessary.

On MOTION by Mr. Freedman and seconded by Mr. Einfalt, with all in favor, Resolution 2017-8, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018, was adopted.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

Mr. Schnars discussed the Annual Report related to the Trust Indenture, which was provided to the District Manager to be forwarded to the Trustee. Ms. Cerbone did not have the opportunity to include the Engineer's Annual Report on the agenda but it could be included, on a future agenda.

C. District Manager

Ms. Cerbone spoke to Ms. Linda Mason, the Master Association Property Manager, before and after Hurricane Irma and believed the Master Association's budget was close to being committed for the remainder of the Master Association's Fiscal Year. Ms. Mason realized there were open items that must be addressed and there may be more items to discuss, such as the pump station. Mr. Freedman stated that the District might find additional items that are the responsibility of the POA, by agreement. The Master Association Board is going through the annual budget process and would budget for all repairs that were not budgeted, last year.

Ms. Cerbone discussed the Master Association Agreement entered into in 2008, with a term of five years, with an automatic five-year renewal. In reviewing the Maintenance Agreement, Ms. Cerbone questioned the direction of the Board wanted to go with regard to doing some advanced work with the Master Association and possibly changing some of the items. Mr. Freedman advised that the Site Plan changed significantly, since the Agreement was entered into and renewed,; therefore, it would behoove the District to proceed with amending the Agreement so that is more accurate to the current Site Plan. Ms. Cerbone requested

authorization to work with the Master Association and the District Engineer on the Amended Agreement. She would provide recommendations, at a future meeting.

Ms. Cerbone discussed the General Fund and noted that legal, engineering and other expenses occurred related to bond financing, deferred costs and how the site plan may change.. Not all of those costs were budgeted, which put the District in a situation that was not anticipated. A forecast through December projected months that would be tight, if not locked down, from the General fund perspective. For the Special Revenue fund, it was not quite as serious but must be addressed with the insurance carrier, with regard to the repairs and maintenance to the landscaping and irrigation. Hurricane Irma placed the District in an awkward position with the Special Revenue fund. Mr. Freedman suggested that he work with Ms. Cerbone on the General fund items to determine which costs were the result of the Site Plan changes and other items on the private development side.. Ms. Cerbone will gather the information and provide it to Mr. Freedman.

NINTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of July 31, 2017

Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2017. Assessment revenue collections were at 100% and expenditures were at 102%. The "Legal: bond refinance" expenditure, on Page 2, was an unbudgeted expense. The "Dissemination agent" fee was not billed but would be forthcoming; the expense would be \$3,500 rather than the \$5,000 budgeted.

On MOTION by Mr. Gielda and seconded by Mr. Oliveri, with all in favor, Approval of Unaudited Financial Statements as of July 31, 2017, were approved.

TENTH ORDER OF BUSINESS

Approval of Minutes

A. July 25, 2017 Regular Meeting

B. August 8, 2017 Regular Meeting

Ms. Cerbone presented the July 25 and August 8, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Gielda and seconded by Mr. Oliveri, with all in favor, the July 25 and august 8, 2017 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

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

TWELVTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Einfalt and seconded by Mr. Freedman, with all in favor, the meeting adjourned at 10:48 a.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

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