

**MINUTES OF MEETING
BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

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

Present and constituting a quorum were:

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

Also present were:

Cindy Cerbone	District Manager
Mike Pawelczyk	District Counsel
Jeff Schnars	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:16 a.m. Supervisors Freedman, Giolda and Einfalt were present, in person. Supervisors Smith and Oliveri attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2018-01,
Amending Fiscal Year 2018 Meeting
Schedule to Second and Fourth
Wednesdays at 10:30 a.m.**

Ms. Cerbone presented Resolution 2018-01. In October, the thought was to keep the meetings on Tuesdays at 9:30 a.m.; however, they failed to realize that it could cause a conflict with Billing & Cochran, District Counsel. After confirming with Mr. Freedman and Mr. Lyles, moving the meetings to the second and fourth Wednesdays of each month at 10:30 a.m., was suggested.

On MOTION by Mr. Giolda and seconded by Mr. Freedman, with all in favor, Resolution 2018-01, Amending Fiscal Year 2018 Meeting Schedule to Second and Fourth Wednesdays at 10:30 a.m., was adopted.

FOURTH ORDER OF BUSINESS

Discussion of “No-Notice” Construction Dewatering Water Use Permit from SFWMD Related to ALTA at Cortina

Mr. Schnars stated that ALTA at Cortina (ALTA) was a project on the west side of Renaissance Commons Boulevard. The Developer of ALTA is proposing dewatering in order to install underground utilities. It would be most beneficial for ALTA if the discharge water discharged into the existing surface water management system of Boynton Village. Discharge would occur to either, or possibly both, the adjacent lake to the site, which is a District-owned property, and/or to the adjacent catch basins that would lead to the surface water management system. Mr. Schnars prepared a letter with certain conditions for that discharge, such as monitoring the water quality and possibly ceasing discharge when large rain events might overload the management system. Those conditions are also contained on the Dewatering Plan (DP) that was prepared for ALTA and submitted to the South Florida Water Management District (SFWMD). The DP was submitted to the SFWMD for a permit and the SFWMD was only waiting on authorization from this Board for the off-site discharge. Previously, when doing this for other Districts, the Meeting Minutes were attached and that seemed satisfactory to SFWMD. Mr. Pawelczyk stated that, legally, he did not think a Resolution was needed and believed that approval by Motion would be sufficient.

On MOTION by Mr. Giolda and seconded by Mr. Freedman, the dewatering scenario specified by the District Engineer for the Alta at Cortina site and for the District to provide the appropriate paperwork required in order to complete the SFWMD permitting, were approved.

FIFTH ORDER OF BUSINESS

Acceptance of Water and Sewer Bill of Sale

Ms. Cerbone distributed the Bill of Sale. Mr. Schnars presented the Bill of Sale for the water and sewer improvements within the “RAM Parcel”, for Cortina Apartments. He had

discussions with Mr. Lyles, Ms. Cerbone and Staff and, although there was no money available to pay for the improvements, these water and sewer improvements were always intended to be District improvements and should pass through the District en route to the City of Boynton Beach. He had the original Bill of Sale from the RAM entity to the District and now just needed the District to execute the Bill of Sale from the District to the City, for the same improvements.

Mr. Schnars had an original document and could provide a copy to the City, since he would like the City to see the chain of events from RAM to the City. Mr. Oliveri suggested maintaining the original copy and, if a certified copy was needed, one could be obtained from the City.

SIXTH ORDER OF BUSINESS

Conveyance of Water and Sewer to City of Boynton Beach

The Conveyance was executed by Mr. Freedman and Mr. Giolda. Mr. Schnars retained the original document and copies would be sent to Ms. Gillyard, of Ms. Cerbone’s office, and Mr. Lyles.

On MOTION by Mr. Freedman and seconded by Mr. Giolda, with all in favor, aacceptance of the water and sewer Bill of Sale from RRPIV Cortina LLC regarding water and sewer improvements at the RAM Parcel, Cortina Apartments, and further authorizing execution of the Bill of Sale to convey those improvements from the District to the City of Boynton Beach, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

Ms. Cerbone distributed a Subpoena for Deposition that the District received last week. She spoke with Mr. Lyles about it and she and Ms. Wald would attend the deposition. Ms. Cerbone had no details or information about the series of events that resulted in being subpoenaed but would provide an update at the next meeting. Discussion ensued regarding

someone suing the District, Ms. Cerbone's files and records, testimony, Manager as the Corporate Representative, and maintenance and operation of the common utility drainage system at the Boynton Town Center Mall.

Ms. Cerbone stated that the insurance claim that the District filed for landscape damage in the Greenway was denied. The adjuster reviewed the appropriate language in the policy and explained why there would be no coverage. There was an invoice related to the hurricane landscape damages, for approximately \$11,000, which was not paid but would be paid in the future. There was insignificant damage to the irrigation system; one or two sprinkler heads were replaced but nothing warranting replacement or filing a claim. When she was on-site with the adjuster and with Dave, from The Osprey, Group (landscaper), there was an issue at the pump station. The mechanics of the system were working fine but the CPU, or computer that runs the system was pulled out; the system is now inoperable until the communication software or hardware is fixed and reinstalled.

Mr. Freedman asked who was performing the repairs. Ms. Cerbone was not sure if it was BriteView or a different vendor. BriteView inspected the mechanics of the pump. Mr. Freedman stated that BriteView did not work for the District or the Master Association. BriteView was referenced by Dave and Ms. Cerbone would follow up with him, since he may have been mistaken. Mr. Freedman stated that the District Greenway serviced all commercial and all of the Greenway already existed; he was almost certain that the Master Association maintains it. Ms. Cerbone stated that, at a prior Board meeting, concerns were expressed regarding the age and condition of that pump station and she was asked to research who owned it and if it belonged to the District. She was not able to make a final determination about ownership; therefore, she brought documents for Mr. Schnars to review. They were not work documents or requisitions that Mr. Schnars was involved in. One was not very legible and a bit technical but she did not see anything that was spelled; therefore, she would ask for Mr. Schnars' assistance. Nothing was found during her review of all of the requisitions related to the CDD but Mr. Schnars may be able help. An update would be provided at the next meeting.

Ms. Cerbone stated that the Maintenance Agreement with the Master Association was up for renewal in June 2018. She contacted the Property Manager, Ms. Linda Mason to let her know that the renewal was coming up. Ms. Mason advised that she was unaware that the renewal was coming up but she would work directly with Mrs. Cerbone. A copy of the Agreement

should be sent to Ms. Mason; Ms. Cerbone will ask about a format, provide it to Ms. Mason and proceed, accordingly.

Ms. Cerbone had correspondence with her office and Mr. Freedman, regarding the District's quarterly filings on the Electronic Municipal Market Access EMMA system. Quarterly filings were required relating to the outstanding bonds, providing development, sales related information and any changes, therein.

Mr. Freedman stated that, up to this point and for the last couple of years, the District Manager's office provided that information. Because he was not involved in the construction of ALTA or RAM's property, he did not know about the debt or occupancy. He would reach out to them, as long as RAM was the only residential building with units and as ALTA brings its property online. Eventually, the third phase would be purchased, under construction or built out. The recommended contact would be Mr. Hugo Pacnins, at RAM Realty. Mr. Juan Carlos would be the contact at ALTA. Mr. Mike Hutchins would call Ms. Cerbone to obtain information. Ms. Cerbone received a message from Mr. Hutchins' and his questions were regarding assessments and the Methodology. A week and a half ago, someone from ALTA called her office and asked the same questions as Mr. Hutchins. Ms. Cerbone referred him to Mr. Kadowaki, at her office.

i. NEXT MEETING DATE: November 14, 2017

Ms. Cerbone stated that the next meeting will be held on November 14, 2017. Two Supervisors would be not available and Ms. Cerbone would check with the Board, prior to the meeting, around November 8, to determine if the meeting should be cancelled. The following meeting was scheduled for November 22, 2017, which was the day prior to Thanksgiving. Mr. Freedman stated that that the November 22 meeting would probably be cancelled. It was determined that the only November meeting would be on Tuesday, November 14, 2017 at 10:30 a.m., at this location. Due to this change, Ms. Cerbone suggested amending Resolution 2018-01, which would amend the Fiscal Year 2018 Meeting Schedule to reflect one November meeting date.

On MOTION by Mr. Giolda and seconded by Mr. Freedman, with all in favor, amending Resolution 2018-01, changing the Fiscal Year 2018 Meeting Schedule to reflect one November meeting date on Tuesday, November 14, 2017 at 10:30 a.m., at this location, and removing the November 22, 2017 meeting from the Meeting Schedule, was approved.

EIGHTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of August 31, 2017

Ms. Cerbone presented the Unaudited Financial Statements as of August 31, 2017. Assessment revenue collections were at 100% and expenditures were at 106%.

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

NINTH ORDER OF BUSINESS

Approval of September 26, 2017 Rescheduled Public Hearing and Special Meeting Minutes

Ms. Cerbone presented the September 26, 2017 Rescheduled Public Hearing and Special Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, the September 26, 2017 Rescheduled Public Hearing and Special Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Giolda stated that, within the next couple of months, items may come before the Board regarding District-owned lake tracts and possible modifications to those boundaries in Phase 3, of the Boynton Village Development. There may also be items regarding provisions that may need to be amended.

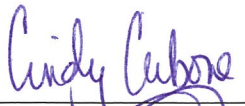
ELEVENTH ORDER OF BUSINESS

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 10:39 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair