

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

November 14, 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

November 6, 2017

Board of Supervisors
Boynton Village Community Development District

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

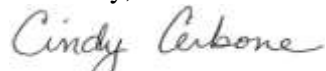
Dear Board Members:

The Board of Supervisors of the Boynton Village Community Development District will hold a Regular Meeting on Tuesday, November 14, 2017 at 10:30 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 2018-02, Amending Fiscal Year 2017 General Fund Budget
4. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. NEXT MEETING DATE: December 13, 2017
5. Approval of Unaudited Financial Statements as of September 30, 2017
6. Approval of October 24, 2017 Regular Meeting Minutes
7. Supervisors' Requests
8. 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 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on September 13, 2016, pursuant to Resolution 2016-8, the Board of Supervisors (hereinafter referred to as the “Board”) of the Boynton Village Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2016/2017; and

WHEREAS, the Board desires to amend the previously adopted budget for the Fiscal Year 2016/2017.

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

Section 1. The Fiscal Year 2016/2017 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2017 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this ____ day of _____, 2016.

Secretary/Assistant Secretary

Chair/Vice Chair

EXHIBIT "A"

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGETS
FISCAL YEAR 2017
PREPARED NOVEMBER 7, 2017**

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
GENERAL FUND
FISCAL YEAR 2017
PREPARED NOVEMBER 7, 2017**

	Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
REVENUES					
Assessment levy: on-roll	\$ 73,700	\$ 73,836	\$ 136	\$ -	\$ 73,836
Assessment levy: off-roll	243,095	243,095	-	-	243,095
Interest and miscellaneous	73	-	(73)	73	73
Total revenues	<u>316,868</u>	<u>316,931</u>	<u>63</u>	<u>73</u>	<u>317,004</u>
EXPENDITURES					
Professional & administrative					
Supervisors	16,600	8,000	(8,600)	8,600	16,600
Management	41,047	41,047	-	-	41,047
Legal	30,712	15,000	(15,712)	15,712	30,712
Legal: bond refinance	2,838	-	(2,838)	2,838	2,838
Engineering	8,489	7,500	(989)	989	8,489
Audit	6,000	5,900	(100)	100	6,000
Assessment roll preparation	11,000	11,000	-	-	11,000
Arbitrage rebate calculation	-	1,200	1,200	(1,200)	-
Dissemination agent	3,500	5,000	1,500	(1,500)	3,500
Trustee	4,337	7,000	2,663	(2,663)	4,337
Postage	40	750	710	(710)	40
Legal advertising	1,895	4,000	2,105	(2,105)	1,895
Annual district filing fee	175	175	-	-	175
Insurance	5,778	5,665	(113)	113	5,778
Office supplies	-	500	500	(500)	-
Contingencies	104	-	(104)	6,104	6,104
Other current charges	597	750	153	(153)	597
Website	614	600	(14)	14	614
Stormwater pond modification	46,047	50,000	3,953	(3,953)	46,047
Audace avenue acquisition	150,000	150,000	-	-	150,000
Repairs and maintenance	5,500	-	(5,500)	5,500	5,500
Warranty bond - water & sewer	5,205	-	(5,205)	5,205	5,205
Total professional & administrative	<u>340,478</u>	<u>314,087</u>	<u>(26,391)</u>	<u>32,391</u>	<u>346,478</u>
Other fees and charges					
Tax collector	737	769	32	(32)	737
Information systems services	420	2,030	1,610	(1,610)	420
Property appraiser	150	45	(105)	105	150
Total other fees and charges	<u>1,307</u>	<u>2,844</u>	<u>1,537</u>	<u>(1,537)</u>	<u>1,307</u>
Total expenditures	<u>341,785</u>	<u>316,931</u>	<u>(24,854)</u>	<u>30,854</u>	<u>347,785</u>
Excess/(deficiency) of revenues over/(under) expenditures	(24,917)	-	24,917	(30,781)	(30,781)
Fund balances - beginning	32,195	24,010	(8,185)	8,185	32,195
Fund balances - ending	<u>\$ 7,278</u>	<u>\$ 24,010</u>	<u>\$ 16,732</u>	<u>\$ (22,596)</u>	<u>\$ 1,414</u>

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
SPECIAL REVENUE FUND - SERIES 2007
FISCAL YEAR 2017
PREPARED NOVEMBER 7, 2017**

	Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
REVENUES					
Off- roll assessment levy	\$ 107,501	\$ 107,500	\$ (1)	\$ 1	\$ 107,501
Developer contribution	10,317	-	(10,317)	10,317	10,317
Miscellaneous	-	-	-	2,500	2,500
Total revenues	<u>117,818</u>	<u>107,500</u>	<u>(10,318)</u>	<u>12,818</u>	<u>120,318</u>
EXPENDITURES					
Professional & administrative					
Landscape maintenance	81,435	85,000	3,565	(3,565)	81,435
Property maintenance	11,290	10,000	(1,290)	1,290	11,290
Field management	5,000	5,000	-	-	5,000
Electric	2,280	5,000	2,720	(2,720)	2,280
Property insurance	2,006	2,500	494	(494)	2,006
Total professional & administrative	<u>102,011</u>	<u>107,500</u>	<u>5,489</u>	<u>(5,489)</u>	<u>102,011</u>
Other physical environment					
Hurricane clean-up	10,610	-	(10,610)	12,110	12,110
Total other physical environment	<u>10,610</u>	<u>-</u>	<u>(10,610)</u>	<u>12,110</u>	<u>12,110</u>
Total expenditures	<u>112,621</u>	<u>107,500</u>	<u>(5,121)</u>	<u>6,621</u>	<u>114,121</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,197	-	(5,197)	6,197	6,197
Fund balances - beginning	(5,857)	-	5,857	(5,857)	(5,857)
Fund balances - ending	<u>\$ (660)</u>	<u>\$ -</u>	<u>\$ 660</u>	<u>\$ 340</u>	<u>\$ 340</u>

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

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

	Major Funds					Total Governmental Funds
	General	Special Revenue	Debt Service	Capital Projects	Capital Projects Resident	
ASSETS						
Cash - SunTrust	\$ 36,400	\$ -	\$ -	\$ -	\$ -	\$ 36,400
Investments - US Bank						
Revenue account - (A-1) 1950 Congress	-	-	149,482	-	-	149,482
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	-	219,453	-	-	219,453
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	-	-	3,771	-	-	3,771
Construction account	-	-	-	191	-	191
Due from other funds						
General	-	20,284	-	-	4,248	24,532
Debt service	100	-	-	-	-	100
Utility Deposits	-	789	-	-	-	789
Total assets	<u>\$ 36,500</u>	<u>\$21,073</u>	<u>\$766,152</u>	<u>\$ 191</u>	<u>\$ 4,248</u>	<u>\$ 828,164</u>
LIABILITIES						
Liabilities:						
Accounts payable	\$ 4,594	\$21,733	\$ -	\$ -	\$ -	\$ 26,327
Due to other funds						
General	-	-	100	-	-	100
Capital projects	4,248	-	-	-	-	4,248
Special revenue	20,284	-	-	-	-	20,284
Due to developer	96	-	-	-	4,248	4,344
Total liabilities	<u>29,222</u>	<u>21,733</u>	<u>100</u>	<u>-</u>	<u>4,248</u>	<u>55,303</u>
FUND BALANCES						
Restricted for:						
Debt service	-	-	766,052	-	-	766,052
Capital projects	-	-	-	191	-	191
Unassigned	7,278	(660)	-	-	-	6,618
Total fund balances	<u>7,278</u>	<u>(660)</u>	<u>766,052</u>	<u>191</u>	<u>-</u>	<u>772,861</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 36,500</u>	<u>\$21,073</u>	<u>\$766,152</u>	<u>\$ 191</u>	<u>\$ 4,248</u>	<u>\$ 828,164</u>

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 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	73	-	N/A
Total revenues	<u>2</u>	<u>316,868</u>	<u>316,931</u>	100%
EXPENDITURES				
Professional & administrative				
Supervisors	-	16,600	8,000	208%
Management	3,421	41,047	41,047	100%
Legal	1,014	30,712	15,000	205%
Legal: bond refinance	-	2,838	-	N/A
Engineering	44	8,489	7,500	113%
Audit	-	6,000	5,900	102%
Assessment roll preparation	917	11,000	11,000	100%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	-	3,500	5,000	70%
Trustee	-	4,337	7,000	62%
Postage	-	40	750	5%
Legal advertising	771	1,895	4,000	47%
Annual district filing fee	-	175	175	100%
Insurance	-	5,778	5,665	102%
Office supplies	-	-	500	0%
Contingencies	52	104	-	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>6,219</u>	<u>340,478</u>	<u>314,087</u>	108%
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>6,219</u>	<u>341,785</u>	<u>316,931</u>	108%
Excess/(deficiency) of revenues over/(under) expenditures	(6,217)	(24,917)	-	
Fund balances - beginning	13,495	32,195	24,010	
Fund balances - ending	<u>\$ 7,278</u>	<u>\$ 7,278</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 SEPTEMBER 30, 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	<u>-</u>	<u>117,818</u>	<u>107,500</u>	N/A
EXPENDITURES				
Landscape maintenance	14,415	81,435	85,000	96%
Property maintenance	1,667	11,290	10,000	113%
Field management	833	5,000	5,000	100%
Electric	193	2,280	5,000	46%
Property insurance	-	2,006	2,500	80%
Total professional & administrative	<u>17,108</u>	<u>102,011</u>	<u>107,500</u>	95%
Other physical environment				
Hurricane clean-up	10,610	10,610	-	N/A
Total other physical environment	<u>10,610</u>	<u>10,610</u>	<u>-</u>	N/A
Total expenditures	<u>27,718</u>	<u>112,621</u>	<u>107,500</u>	105%
Excess/(deficiency) of revenues over/(under) expenditures	(27,718)	5,197	-	
Fund balances - beginning	27,058	(5,857)	-	
Fund balances - ending	<u>\$ (660)</u>	<u>\$ (660)</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 SEPTEMBER 30, 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	387	6,702	-	N/A
Prepayment revenue	-	5,144,602	-	N/A
Total revenues	<u>387</u>	<u>5,563,702</u>	<u>715,547</u>	778%
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	387	(1,016,643)	(200,000)	
Fund balances - beginning	765,665	1,782,695	1,774,504	
Fund balances - ending	<u>\$ 766,052</u>	<u>\$ 766,052</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 SEPTEMBER 30, 2017**

	Current Month	Year to Date
REVENUES		
Developer contributions	\$ -	\$ -
Total revenues	-	-
EXPENDITURES		
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 SEPTEMBER 30, 2017**

	Current Month	Year to Date
REVENUES		
Developer contribution	\$ -	\$ 274,381
Total revenues	-	274,381
EXPENDITURES		
Capital outlay	-	274,381
Total expenditures	-	274,381
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 The Board of Supervisors of the Boynton Village Community Development District held
6 a Regular Meeting on Tuesday, October 24, 2017 at 10:15 a.m., at 2300 Glades Road, Suite
7 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 District Manager
20 Mike Pawelczyk District Counsel
21 Jeff Schnars District Engineer
22
23

24 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

25
26 Ms. Cerbone called the meeting to order at 10:16 a.m. Supervisors Freedman, Giolda and
27 Einfalt were present, in person. Supervisors Smith and Oliveri attended 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**

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

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35
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37
38 Ms. Cerbone presented Resolution 2018-01. In October, the thought was to keep the
39 meetings on Tuesdays at 9:30 a.m.; however, they failed to realize that it could cause a conflict
40 with Billing & Cochran, District Counsel. After confirming with Mr. Freedman and Mr. Lyles,
41 moving the meetings to the second and fourth Wednesdays of each month at 10:30 a.m., was
42 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

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

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

90

91 **SIXTH ORDER OF BUSINESS**

**Conveyance of Water and Sewer to City
of Boynton Beach**

92

93

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

97

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On MOTION by Mr. Freedman and seconded by Mr. Giolda, with all in favor, acceptance 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.

106

SEVENTH ORDER OF BUSINESS

Staff Reports

107

A. District Counsel

109 There being no report, the next item followed.

B. District Engineer

111 There being no report, the next item followed.

C. District Manager

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

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

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

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

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

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

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

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

164 **i. NEXT MEETING DATE: November 14, 2017**

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

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

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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.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT