

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

The Board of Supervisors of the Boynton Village Community Development District held a Regular Meeting on Wednesday, January 10, 2018 at 10:30 a.m., at 2300 Glades Road, Suite 202E, Boca Raton, Florida 33431.

Present and constituting a quorum were:

Adam Freedman	Chair
Jim Gielda	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
Dennis Lyles	District Counsel
Jeff Schnars	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:32 a.m. Supervisors Freedman, Gielda and Einfalt were present, in person. Supervisors Oliveri and Smith were not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

▪ **Engineer's Certificate for Trust Indenture**

******This item, previously 4Bi, was presented out of order.******

******Mr. Oliveri joined the meeting at approximately 10:32 a.m.******

Mr. Schnars presented the Engineer's Certificate for Trust Indenture. This is prepared annually and was revised to include the City Park, as one of the facilities to be maintained. All CDD facilities and maintenance obligations were identified, on Page 4. It was confirmed that the City Park is owned by the City of Boynton Beach and maintained by the Boynton Town Center Master Association, Inc. (BTCMA). The water and sewer were turned over to the City; therefore, those facilities were not inspected. Deficiency findings, as a result of the field

inspection, were on Pages 5, 6 and 7, with photos in Exhibit E. Ms. Cerbone would discuss the retention pond slope issues, as they relate to the Maintenance Agreement with the City, later. Some of the items were repeated from prior years and the BTCMA was previously notified that they were responsible for them. There were plans to start repairing some of those items. Item 1b, on Page 5, recommended that the drainage structures be cleaned; however, after further research of whether the CDD or the BTCMA were responsible for maintenance, it was determined that they were not part of the CDD. Because the Report was already submitted to the Trustees, the directive was to revise the Report and insert verbiage stating that the drainage structures are the responsibility of the BTCMA and not part of the CDD's infrastructure program; therefore, it does not impact any bondholders' interests. Discussion ensued regarding whether the information could be transmitted to the Trustee in a letter. While making that revision, Mr. Schnars would also revise Item 8, beginning on the fifth line, on Page 4, referring to Cortina Development and the responsibility of the Boynton Town Center Master Association.

******Mr. Smith arrived at the meeting at 10:36 a.m.******

Mr. Schnars stated that Items 4e, f, g, i and j, on Page 6, identified issues and recommended that they be addressed now, as part of the BTCMA contract, and that the others should be monitored, as they are indicative of potential future repairs. Ms. Cerbone stated Ms. Linda Mason, the Property Manager, asked if a priority level could be assigned to each deficiency listed in the Maintenance Agreement. She suggested using high, medium and low priority ranking levels that would aid her, the CDD Board and the BTCMA Board. Mr. Schnars agreed to the request and offered to visit the site and identify where those repairs should occur. A Board Member noted that he informed the BTCMA Managers, numerous times, to coordinate all repairs through the District Engineer. Ms. Cerbone would copy Mr. Schnars on all communications with the Property Manager.

On MOTION by Mr. Freedman and seconded by Mr. Einfalt, with all in favor, the Engineer's Certificate for Trust Indenture, as amended, was approved.

THIRD ORDER OF BUSINESS

Consideration of Extension of Maintenance Agreement with Boynton Town Center Master Association, Inc.

Ms. Cerbone state this Agreement was established in 2008, with a term of five years and included automatic renewals for an additional five years. When reviewing the Agreement, she found that it technically should have been renewed by January 1, 2018 and suggested updating the terms of the Agreement to coincide with the Fiscal Year.

Ms. Cerbone stated that the Canal Bridge, Item 5, on Page 3, of Mr. Schnars' Report, was not named as a maintenance item in the Agreement but, since bridge maintenance was budgeted for Fiscal Year 2018, the District could continue budgeting for it or addressing it and updating the Agreement. Discussion ensued regarding the frequency of repairs, budgeting for repairs, etc. Ms. Cerbone summarized that the Board did not want to include the bridge in the Maintenance Agreement; therefore, the legal and improvement descriptions would not be changed. Through an amendment to the Agreement, the term of the Agreement would run annually, based on the District's fiscal year, for the next five years, starting October 1, 2018, and automatically renew unless the BTCMA gives at least 90 days written notice of its intent not to renew.

The Board instructed District Staff to prepare an Amendment to the Agreement for it to run through September 30, 2018 and then automatically renew every fiscal year, with a 90-day cancellation provision. District Counsel will prepare this for consideration at the next meeting.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

i. Engineer's Certificate for Trust Indenture

This item was presented following the Second Order of Business.

*****Mr. Schnars left the meeting.*****

C. District Manager

i. NEXT MEETING DATE: January 24, 2018 at 10:30 a.m.

The next meeting will be held on January 24, 2018 at 10:30 a.m., at this location.

FIFTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of November 30, 2017

Ms. Cerbone presented the Unaudited Financial Statements as of November 30, 2017.

On MOTION by Mr. Freedman and seconded by Mr. Einfalt, with all in favor, the Unaudited Financial Statements as of November 30, 2017, were approved.

SIXTH ORDER OF BUSINESS

Approval of November 14, 2017 Regular Meeting Minutes

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

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

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

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

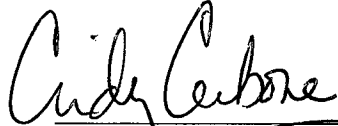
EIGHTH ORDER OF BUSINESS


Adjournment

There being nothing further to discuss, the meeting adjourned.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair