

**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, February 14, 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
Mike Oliveri (<i>via telephone</i>)	Assistant Secretary
Michael Smith (<i>via telephone</i>)	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Dennis Lyles	District Counsel
Jeff Schnars (<i>via telephone</i>)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:36 a.m. Supervisors Freedman, Gielda, and Einfalt were present, in person. Supervisors Oliveri and Smith were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Amendment to
Maintenance Agreement with Boynton
Town Center Master Association, Inc.**

Ms. Cerbone recalled discussions about amending the terms of the Maintenance Agreement so that the commencement and termination dates coincide with the District's Fiscal Year. The following items and changes were reflected in the Amendment:

- Third Whereas: The District entered into the five-year Agreement on June 20, 2008.

- Fourth Whereas: The Agreement had a one-time automatic renewal for a five-year period.
- Fifth Whereas: The District’s desire to amend the Agreement to coincide with the District’s Fiscal Year; thus, terminating midnight September, 30, 2018 and for the one-time automatic renewal for five years begin October 1, 2018.
- Section 2: The current five-year renewal period would expire on September 30, 2018 and automatically renew for one additional five-year term commencing October 1, 2018.

Ms. Cerbone stated that Ms. Linda Mason, the Master Association Property Manager, was provided a draft of the Agreement and told this would be considered at the next CDD meeting. Ms. Mason asked Ms. Cerbone what the changes were, whether there was any additional maintenance and if the Master Association must agree to the Amendment. Ms. Cerbone responded to Ms. Mason’s questions stating that only the terms changed, the description of services and the improvements remained the same and that it would be up to the Master Association whether it wanted to agree to the amendment. If approved, the Amendment would be sent to Ms. Mason and a formal response would be requested.

Mr. Freedman asked if the CDD would assume those responsibilities that were in the original terms of the Agreement, if the Agreement was not renewed by the Master Association. Mr. Lyles stated the scope of services and financial considerations would remain the same; the only changes that were made were to the dates so that they coincided with the District’s Fiscal Year, along with a one-time five year extension. If the Master Association no longer wishes to perform those services they could cancel the agreement, by notifying the District within the appropriate time frame; the District could terminate the Agreement at anytime, with 60 days notice, with or without cause.

On MOTION by Mr. Freedman and seconded by Mr. Einfalt, with all in favor, the Amendment to Maintenance Agreement with Boynton Town Center Master Association, Inc., was approved.

FOURTH ORDER OF BUSINESS

Ratification of Cortina III – Consents and Deeds

Mr. Freedman presented the site plan modifications for Cortina Phase III, which consists of 55 two-story townhomes and 378 multi-family units in four-story buildings, which required him to execute the Consent, which he did and submitted to the City.

On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, approval of the Cortina Phase III Consents and Deeds and execution by Mr. Freedman, was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

Mr. Schnars stated, as a result of the discussions at the last meeting, the Engineer’s Report was updated to clarify that some drainage, previously identified as needing to be cleaned out, did not pertain to the CDD’s drainage and to reflect the current construction that occurred onsite, with relation to Phase II of Cortina. Ms. Cerbone stated that, once received, Management forwarded a copy to the Trustee.

Mr. Schnars stated that the Plat for Cortina Phase III, which the CDD is a party to since it has ownership interest on the Lake, was submitted to the City. In response to Mr. Freedman’s question of whether a new legal description for Lake L1, as part of the plat proceedings, must include updating the Lake Swap Agreement to undo everything, since there would only be one lake under the new Plan, Mr. Schnars replied affirmatively; the documents would be prepared once it is approved by the Board.

C. District Manager

i. NEXT MEETING DATE: February 28, 2018 at 10:30 a.m.

The next meeting will be held on February 28, 2018 at 10:30 a.m., at this location. If they decide this meeting was no longer necessary, she would send out a cancellation notice.

SIXTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of December 31, 2017

Ms. Cerbone presented the Unaudited Financial Statements as of December 31, 2017. On-roll assessment revenue collections were at 97%. One-time annual costs hit in the first

quarter for insurance, the annual district filing fee and website. The on-roll debt service revenue collections were at 97%; and insurance was paid in the first quarter of the Fiscal Year.

Ms. Cerbone would coordinate with Mr. Szymonowicz to transfer the remaining balance of \$192 in the Capital Projects Fund.

On MOTION by Mr. Gielda and seconded by Mr. Einfalt, with all in favor, the Unaudited Financial Statements as of December 31, 2017, were approved.

SEVENTH ORDER OF BUSINESS

Approval of January 10, 2018 Regular Meeting Minutes

Ms. Cerbone presented the January 10, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Freedman and seconded by Mr. Gielda, with all in favor, the January 10, 2018 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

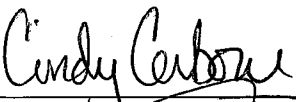
There being no Supervisors' requests, the next item followed.

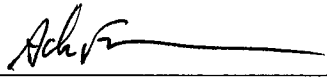
NINTH ORDER OF BUSINESS

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 10:47 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair