

**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, May 9, 2018 at 10:30 a.m., at 2300 Glades Road, Suite 202E, Boca Raton, Florida 33431.

Present and constituting a quorum were:

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

Also present were:

Cindy Cerbone	District Manager
Ginger Wald	District Counsel
Jeff Schnars	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:31 a.m. Supervisors Gielda, Einfalt and Oliveri were present, in person. Supervisor Smith was attending via telephone. Supervisor Freedman was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2018-03, Approving the District's Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date

Ms. Cerbone presented Resolution 2018-03. She suggested that the Board hold off on approving the proposed Fiscal Year 2019 budget until Management could put forth new figures and provide two to three proposed budget options. Most of the issues were related to the pump station and, previously, a \$40,000 estimate for the repairs was obtained and increased by approximately \$10,000 for maintenance by the CDD versus the Master Association, which totaled \$60,000 and would affect assessments. A Board Member asked if there was a way to re-allocate funding from the Fiscal Year 2018 budget repairs and maintenance line items to a revised line item. Ms. Cerbone stated the expenditure is related to equipment that would service the Greenway, which receives its funding from the Special Revenue Fund. Because the District cannot pay for irrigation out of the General Fund, it could lower the assessment in the General Fund and have higher assessments in the Special Revenue Fund; however, all residents pay into the General Fund but not into the Special Revenue Fund. "Unassigned funds" could be assigned towards bridge repairs so that funds were already earmarked for future use, which would lower assessments; other actions could also be taken to offset the increase in the Special Revenue Fund. Ms. Cerbone asked how important the bridge was and requested a recommendation. Mr. Schnars stated that it would be best to repair the bridge sooner, rather than later, as it was deteriorating and would further deteriorate, if nothing is done. The operational irrigation system should be maintained but the bridge was a higher priority. In response to a question regarding the pump station, Ms. Cerbone stated that District funds must be used for District-related activities and the backup pump would only be available for servicing District-related infrastructure, even though the main pump is owned by the Master Association. Ms. Wald stated that the backup system is not mainly for the green space; it is for use of any District-owned or maintained property and should not be limited to just the green space. Ms. Cerbone stated that it was the majority of what needed to be maintained.

******Supervisor Freedman joined the meeting via telephone.******

Ms. Wald stated that how the assessments were set up from the Special Reserve Fund must be researched to determine if there is any way it can be used. Mr. Schnars stated that, in the meantime, Sullivan could be contacted regarding replacing the existing pump. Ms. Cerbone asked the District Engineer to help convey the District's needs to Sullivan. Mr. Schnars would coordinate with Sullivan.

This item was deferred to the May 23, 2018 meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2018-04, Designating a Date, Time and Location for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date

Ms. Cerbone presented Resolution 2018-04. The Landowners' meeting was scheduled for November 14, 2018 at 10:30 a.m., at the offices of Wrathell Hunt and Associates, LLC. Management would publicize accordingly.

On MOTION by Mr. Gielda and seconded by Mr. Einfalt, with all in favor, Resolution 2018-04, Designating a Date, Time and Location of November 14, 2018 at 10:30 a.m., at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431 for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Replat of BR Cortina Phase 3

This item was presented following the Seventh Order of Business.

SIXTH ORDER OF BUSINESS

Ratification of Boynton Village Land Conveyance Agreement (2018)

Ms. Cerbone stated that the Board previously approved the Agreement, in substantial form; however, minor changes necessitated a revised version. Ms. Wald stated that the substantial change was the mutual indemnification language that was discussed at the previous meeting. In response to a question, Ms. Wald confirmed that the Agreement was previously reviewed and approved by the appropriate legal parties.

On MOTION by Mr. Gielda and seconded by Mr. Oliveri, with all in favor, the Boynton Village Land Conveyance Agreement (2018), approving the land conveyance and authorizing appropriate officials to execute all documents therein, were ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Funding Agreement
(2018 Project)

Ms. Wald stated that certain dates and the indemnification language were updated; all attorneys previously approved the Agreement.

On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, the Funding Agreement (2018 Project), was approved.

▪ **Consideration of Replat of BR Cortina Phase 3**

****This item, previously the Fifth Order of Business, was presented out of order.****

Ms. Cerbone presented the Replat of BR Cortina Phase 3. Ms. Wald stated that there was dedication language to support Tract L being dedicated to the District, which partly includes land that is part of the previously-approved Land Swap Agreement. The replat is based upon both the dedication and the land swap, which is a consideration of properties previously purchased by the District and, as there could be potential overlap and confusion as to payment through different land conveyances, she recommended that the Special Warranty Deed be recorded prior to the replat to avoid any confusion. Once the title and transfer documents are reviewed and approved, it will be executed and recorded. Mr. Schnars would record the documents and circulate copies.

On MOTION by Mr. Giolda and seconded by Mr. Oliveri, with all in favor, the Replat of BR Cortina Phase 3, was approved.

EIGHTH ORDER OF BUSINESS

Approval of Unaudited Financial
Statements as of March 31, 2018

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2018.

On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, the Unaudited Financial Statements as of March 31, 2018, were approved.

NINTH ORDER OF BUSINESS

Approval of April 11, 2018 Regular Meeting Minutes

Ms. Cerbone presented the April 11, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Gielda and seconded by Mr. Einfalt, with all in favor, the April 11, 2018 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*

There being no report, the next item followed.

B. District Engineer: *Schnars Engineering Corporation*

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

i. 39 Registered Voters in District as of April 15, 2018

Ms. Cerbone reported that there were 39 registered voters residing within the boundaries of the District as of April 15, 2018.

ii. NEXT MEETING DATE: May 23, 2018 at 10:30 a.m.

The next meeting will be held on May 23, 2018 at 10:30 a.m., at this location.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

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

TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Einfalt and seconded by Mr. Oliveri, with all in favor, the meeting adjourned at 10:59 a.m.

Cindy Cebrows

Secretary/Assistant Secretary

Adrian

Chair/Vice Chair