

**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, June 13, 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 Giolda	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
John Markey	Developer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:39 a.m. Supervisors Freedman, Giolda, and Einfalt were present, in person. Supervisors Smith and Oliveri were attending via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Basic Financial Statements for Fiscal Year Ended September 30, 2017, Prepared by Keefe, McCullough & Co., LLP**

Ms. Cerbone presented the Audited Financial Report for Fiscal Year Ended September 30, 2017 and described the information that could be found on each page. The audit was consistent with past audits. This was a clean, unqualified audit; there were no findings or instances of noncompliance.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-06, Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2017**

Ms. Cerbone presented Resolution 2018-06.

**On MOTION by Mr. Freedman and seconded by Mr. Giolda, with all in favor, Resolution 2018-06, Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2017, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Discussion/Consideration: Revised Temporary Construction and Access Easement Agreement (2018)**

Ms. Cerbone stated the Board approved this Agreement at the last meeting, in substantial form; however, because of the number of iterations that occurred, a revised version was being presented. In response to Mr. Freedman’s question, Ms. Cerbone confirmed that all parties, the Developer, Developer’s Counsel and District Counsel, reviewed the Agreement.

**On MOTION by Mr. Freedman and seconded by Mr. Einfalt, with all in favor, the Revised Temporary Construction and Access Easement Agreement, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Remaining Land Conveyance Documents**

Ms. Cerbone asked if there were any other documents needed for land conveyance, besides the Temporary Easement Agreement just approved. Mr. Freedman requested this item remain on the agenda. The Lake Land Conveyance, between BR Cortina and the CDD, was recorded and will be sent to Ms. Cerbone to attach as an exhibit into the Agreement.

**SEVENTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements as of April 30, 2018**

Ms. Cerbone presented the Unaudited Financial Statements as of April 30, 2018. The Jackson Land Development, LLC (Jackson) proposal to repair the bridge was still valid. As

directed, District Counsel prepared an Agreement that will be sent to Jackson for review and execution.

**On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, the Unaudited Financial Statements as of April 30, 2018, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Approval of Minutes**

- A. **April 25, 2018 Regular Meeting**
- B. **May 9, 2018 Regular Meeting**

Ms. Cerbone presented the April 25 and May 9, 2018 Regular 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 April 25 and May 9, 2018 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Lyles stated that the District was named as a party in a Notice of Claim and Complaint that was filed regarding a trip and fall litigation matter. The insurance company accepted the claim of wanting defense counsel, which will be at no expense to the District. District Counsel will copy the District Manager and Chair on any transmittals sent to the District's Insurance Counsel.

- B. **District Engineer: *Schnars Engineering Corporation***

Mr. Schnars stated that the contract from Sullivan Electric & Pump, Inc. (Sullivan), for the irrigation pump repair and maintenance, was pending.

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

Ms. Cerbone distributed an updated Assessment Summary and revised Assessment Schedule to reflect the activity at the Alta and BR Cortina units that were yet to be recorded with the Tax Collector's Office. If accepted, this Assessment Summary would replace the one in the proposed Fiscal Year 2019 budget, which was approved at the last meeting. In response to a

question of whether the Board could approve an assessment change before an item is recorded with the Tax Collector, Ms. Cerbone stated that the District was only in the proposed budget process and not the adopting part of the process.

Mr. Lyles stated that the public hearing to adopt the budget and levy assessments would be scheduled for mid-August and Ms. Cerbone, in an abundance of caution, was assuming those changes would be reflected and, if the public hearing is scheduled as late as possible, the Board would decide then which version to use to levy assessments. Because of the impending June 15, 2018 deadline to post the proposed budget on the CDD website, it was better to approve the assessment schedule at a higher figure than to start low and have to increase it. The Board requested that the change should not be posted on the website until the update is made by the Tax Collector.

**On MOTION by Mr. Freedman and seconded by Mr. Einfalt, with all in favor, the Revised Assessment Schedule, as presented, was approved.**

**i. NEXT MEETING DATE: June 27, 2018 at 10:30 a.m.**

The next meeting will be held on June 27, 2018 at 10:30 a.m., at this location. Mr. Freedman will attend via telephone.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

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

**ELEVENTH 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 11:00 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair