

**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, October 24, 2018 at 10:30 a.m., at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Present and constituting a quorum were:

| | |
|-------------------------------|---------------------|
| Adam Freedman (via telephone) | Chair |
| Jim Gielda | Vice Chair |
| Mike Oliveri | Assistant Secretary |
| Michael Smith | Assistant Secretary |

Also present were:

| | |
|------------------------------|------------------------------------|
| Cindy Cerbone | Wrathell, Hunt and Associates, LLC |
| Dennis Lyles | District Counsel |
| Jeff Schnars (via telephone) | District Engineer |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:32 a.m. Supervisors Smith, Gielda and Oliveri were present, in person. Supervisor Freedman was attending via telephone. Supervisor Einfalt was not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Perpetual Public Access Easement (2018) for Observation Deck, in Substantial Form, Executed and Held in Escrow

Ms. Cerbone recalled that the Board previously approved a Temporary Access and Construction Easement for the decking to be installed and asked Mr. Gielda to describe the

purpose of the Easement, including timing. Mr. Giolda stated that the Perpetual Public Access Easement for an observation deck covers CDD property. It is part of a Water Management tract and will provide access from the City-owned public park to the observation deck. The Easement allows the public onto the observation deck on CDD property. Ms. Cerbone stated that the current Temporary Access and Construction Easement Agreement is with BR Cortina.

In response to Ms. Cerbone's request for an update on the construction, Mr. Schnars stated that the project is still in the permitting phase. He expressed concerns regarding the maintenance obligation, such as whether the observation deck would be maintained by the City and, if so, whether that should be included in the Agreement. Mr. Lyles stated that the maintenance obligation should not be in the Grant of Easement because it is essentially a public pedestrian access document; if that must be outlined with an Agreement, it would be with a separate Agreement between the City and the CDD. Staff, on behalf of the CDD, drafted and distributed the document to City officials for review and comment. The goal is to proceed with everything and approve the document today, in substantial form, subject to final legal review. If the City requests a change in the verbiage that does not affect the substance of the understanding, Staff has the authority to proceed with executing and recording the document. If the City wants a substantive change to the Grant of Easement, it would be brought back to the Board for an amendment. It is a simple concept and no issues are anticipated. The document is as described, in that an observation deck will be constructed and, once it is completed, it will be granted to the City and the City will accept, on behalf of the public, a Perpetual Easement, not exclusive in nature, but perpetual, to allow the public to access the observation deck, subject to the City's rules and regulations.

Ms. Cerbone asked if the intent of the Board was that the City will be responsible for any and all maintenance of the deck. Mr. Lyles stated that the maintenance obligation will be drafted and discussed with City officials.

On MOTION by Mr. Giolda and seconded by Mr. Oliveri, with all in favor, the Perpetual Public Access Easement (2018) for Observation Deck, in substantial form, and authorization for it to be executed and held in escrow, were approved.

FOURTH 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*

Mr. Schnars provided the following report:

- The bridge repairs were completed.
- It is uncertain if irrigation pump station testing is complete; Mr. Sullivan’s office has not yet responded to Ms. Cerbone’s inquiry. Ms. Cerbone will follow up.

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

Ms. Cerbone provided the following report:

- Interclean, the porter services contractor, noted a few landscaping items, such as trees overhanging too far into the pass; BR Osprey will be contacted.
- Vendors are contacted monthly for updates and the information from Interclean was unprompted.

i. NEXT MEETING DATE: November 14, 2018 at 10:30 a.m.

The next meeting will be held on November 14, 2018 at 10:30 a.m.

FIFTH ORDER OF BUSINESS

Supervisors’ Requests

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

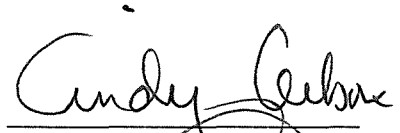
SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Smith and seconded by Mr. Oliveri, with all in favor, the meeting adjourned at 10:40 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair