BOYNTON VILLAGE

COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING
AGENDA

February 13, 2019

Boynton Village Community Development District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Fax: (561) 571-0013●Toll-Free: (877) 276-0889

Febraury 6, 2019

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Boynton Village Community Development District

Dear Board Members:

The Board of Supervisors of the Boynton Village Community Development District will hold a Regular Meeting on February 13, 2019, at 2:00 p.m., at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2019-03, Electing the Officers of the District, and Providing for an Effective Date
4. Consideration of Osprey Landscape Proposal Number 2999 for Additional Landscape Work for the Greenway
5. Discussion/Consideration of Fiscal Year 2019 Meeting Schedule (Day, Time & Location)
6. Discussion: Maintenance Agreement with Boynton Town Center Master Association, Inc.
7. Discussion: Status of Observation Deck
8. Consideration of Abandonment of Utility Easements – ALTA Cortina Project
9. Approval of Unaudited Financial Statements as of December 31, 2018
10. Approval of December 10, 2018 Regular Meeting Minutes
11. Staff Reports
    A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
    B. District Engineer: *Schnars Engineering Corporation*
        - Bills of Sale for Water and Sewer

- Alta to the District
- District to the City

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

- NEXT MEETING DATE: *to be determined*

12. Supervisors' Requests

13. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 561-346-5294.

Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:
Call-in number: 1-888-354-0094
Conference ID: 8518503

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Boynton Village Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Palm Beach County, Florida; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes,* the Board desires to elect the below recited person(s) to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Craig Wrathell is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Cindy Cerbone is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ___ day of February, 2019.

Attest:

BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

4

Osprey LANDSCAPE CONTRACTING & MAINTENANCE
Est. 1998

14124 Smith Sundy Road
Delray Beach, FL 33446
P: 561-637-9891
F: 561-637-0679

PROPOSAL

DATE	NUMBER
1/10/2019	2999

NAME / ADDRESS
Boynton Village CDD c/o Wrathell, Hunt & Associates 2300 Glades Road, Suite 410W Boca Raton, FL 33431

PROJECT
Cortina Greenway - ...

DESCRIPTION	QTY	COST	TOTAL
Cortina Greenway			
Bags of B+ Cypress Mulch	2,720	4.50	12,240.00
Fountain Grass 3-gallon	250	12.00	3,000.00

Thank you for your business.

TOTAL $15,240.00

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2019 REGULAR MEETINGS

The Board of Supervisors ("Board") of the Boynton Village Community Development District ("District") will hold Regular Meetings for Fiscal Year 2019 at 10:30 a.m., at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 on the following dates:

October 10, 2018
October 24, 2018
November 14, 2018
December 12, 2018
January 9, 2019
January 23, 2019 (2:00 p.m.*canceled*)
February 13, 2019
February 27, 2019
March 13, 2019
March 27, 2019
April 10, 2019
April 24, 2019
May 8, 2019
May 22, 2019
June 12, 2019
June 26, 2019
July 10, 2019
July 24, 2019
August 14, 2019
August 28, 2019
September 11, 2019
September 25, 2019

The purpose of the meetings is for the Board to consider any business which may properly come before it. Copies of the agendas may be obtained from the District Manager, WRATHELL, HUNT AND ASSOCIATES, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Boynton Village Community Development District

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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AMENDMENT TO THE MAINTENANCE AGREEMENT BY AND BETWEEN BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT AND BOYNTON TOWN CENTER MASTER ASSOCIATION, INC.

This Amendment to the Maintenance Agreement (the "Amendment") is made and entered into as of the 14th day of February, 2018, (the "Effective Date"), by and between:

Boynton Village Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Palm Beach County, Florida, and whose mailing address is c/o Wrathell, Hart, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"), and

Boynton Town Center Master Association, Inc., a Florida, non-profit corporation whose mailing address is 6300 Park of Commerce Boulevard, Boca Raton, Florida 33487 (the "Association").

RECITALS

WHEREAS, the District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended; and

WHEREAS, the Association currently provides maintenance services within the District; and

WHEREAS, on June 20, 2008, the District and Association entered into the Maintenance Agreement with an effective date of June 20, 2008 (the "Agreement"); and

WHEREAS, the Agreement was automatically renewed for a five (5) year period commencing at 12:01 a.m. on January 1, 2014; and

WHEREAS, the District and Association desire to amend the term of the Agreement to terminate on midnight September 30, 2018, and to have the beginning of the automatic renewal period of the Agreement coincide with the beginning of the District's Fiscal Year, beginning October 1, 2018; and

WHEREAS, each of the parties hereto has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

Section 1. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

Section 2. Section 9.0 of the Agreement is hereby amended to provide that the current five (5) year renewal period shall expire on September 30, 2018. Thereafter, the Agreement shall automatically renew for one (1) additional five (5) year term commencing at 12:01 a.m. on October 1, 2018, unless the Association provides written notice before 5:00 p.m. on April 1, 2018 that the Association intends not to renew for said additional term.

Section 3. All remaining terms and conditions of the Agreement are hereby adopted, reaffirmed and incorporated as if restated herein.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have signed this Amendment on the day and year first written above.

Witnesses:

Signature: _____

Print Name: Gary Stern

Signature: Dara Ragan

Print Name: Dara Ragan

BOYNTON TOWN CENTER MASTER ASSOCIATION, INC.

By: _____

Print Name, Title: William Horowitz, President

[CORPORATE SEAL]

MICHELLE NADLER
Commission # GG 168412
Expires December 14, 2021
Bonded Thru Budget Notary Services

STATE OF FLORIDA }
COUNTY OF Broward }

The foregoing instrument was acknowledged before me this 20th day of April, 2018, by William Horowitz as President of BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., a Florida not-for-profit corporation. He/She is personally known to me or has produced personally known as identification.

_____
Printed name: Michelle Nadler
My Commission Expires: Dec. 14 2021

MICHELLE NADLER
Commission # GG 168412
Expires December 14, 2021
Bonded Thru Budget Notary Services

Witnesses:

Signature: _____

Print Name: JAMES S. FIELDS

Signature: _____

Print Name: GARY CINFAIT

BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT

By: _____

Print Name, Title:
Adam Freedman
Chair

DIANE C CERBONE
MY COMMISSION # FF957443
EXPIRES February 04, 2020
(407) 398-0153 FloridaNotaryService.com

STATE OF FLORIDA }
COUNTY OF Palm Beach }

The foregoing instrument was acknowledged before me this 14th day of February, 2018, by Adam Freedman as Chair of BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT. He/She is personally known to me or has produced _____ as identification.

_____
Printed name: Diane C. Cerbone
My Commission Expires: February 4, 2020

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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PERIMETER
SURVEYING & MAPPING
2018 – 15 Year Anniversary

Jeff S. Hodapp, P.S.M.
President

Jeffrey T. Schnars, P.E.
Vice President

James W. Mahannah, P.E.
Principal

January 25,2019

Cindy Cerbone
District Manager
Boynton Village Community Development District
Wrathell, Hunt and Associates, LLC
2300 Glades Road #410W
Boca Raton, FL 33431

RE: Abandonment of Utility Easements – ALTA Cortina project

Cindy,

As you know, the ALTA Cortina project is currently under construction. There are three areas where the existing utility easements impact the new buildings. These easements need to be abandoned and new ones created. Two of these easements were dedicated by plat to both the public and to the CDD. The CDD will need to release these two easements with a document recorded in the Public Records. The City of Boynton Beach will also want a letter of no objection to the abandonment of all three easements from the CDD. Please feel free to contact me with any questions or any ways I can help with the process. The city process takes three months minimum and they want the CDD letter before they'll start. Thank you for your assistance.

Sincerely,

Jeff S. Hodapp, PSM
Perimeter Surveying & Mapping, Inc.

947 Clint Moore Road
Boca Raton, Florida 33487

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)

ALTA CORTINA - RELEASE OF PORTION OF UTILITY EASEMENT (A)

LEGAL DESCRIPTION

A PORTION OF A UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 21992 AT PAGE 127 AND OFFICIAL RECORDS BOOK 22093 AT PAGE 1407 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FALLING IN TRACT A-2 OF "CORTINA PUD REPLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 AT PAGES 80 THROUGH 90 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A-2; THENCE SOUTH 02°15'02" EAST, ALONG THE EAST LINE OF SAID TRACT A-2, A DISTANCE OF 64.24 FEET; THENCE SOUTH 84°51'08" WEST, ALONG THE NORTH LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 20.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°08'52" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 84°51'08" WEST, A DISTANCE OF 14.00 FEET; THENCE NORTH 05°08'52" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 84°51'08" EAST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.

ABBREVIATIONS

L	=	ARCLENGTH
COR.	=	CORNER
D	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
MON.	=	MONUMENT
O.R.B.	=	OFFICIAL RECORDS BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

Project Name: CORTINA		DATE: 10/30/2018	
JOB NO. 04173ALTA	DWG BY: JSH		
	CK'D By: AR	SHEET 1 OF 2	

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264

947 Clint Moore Road
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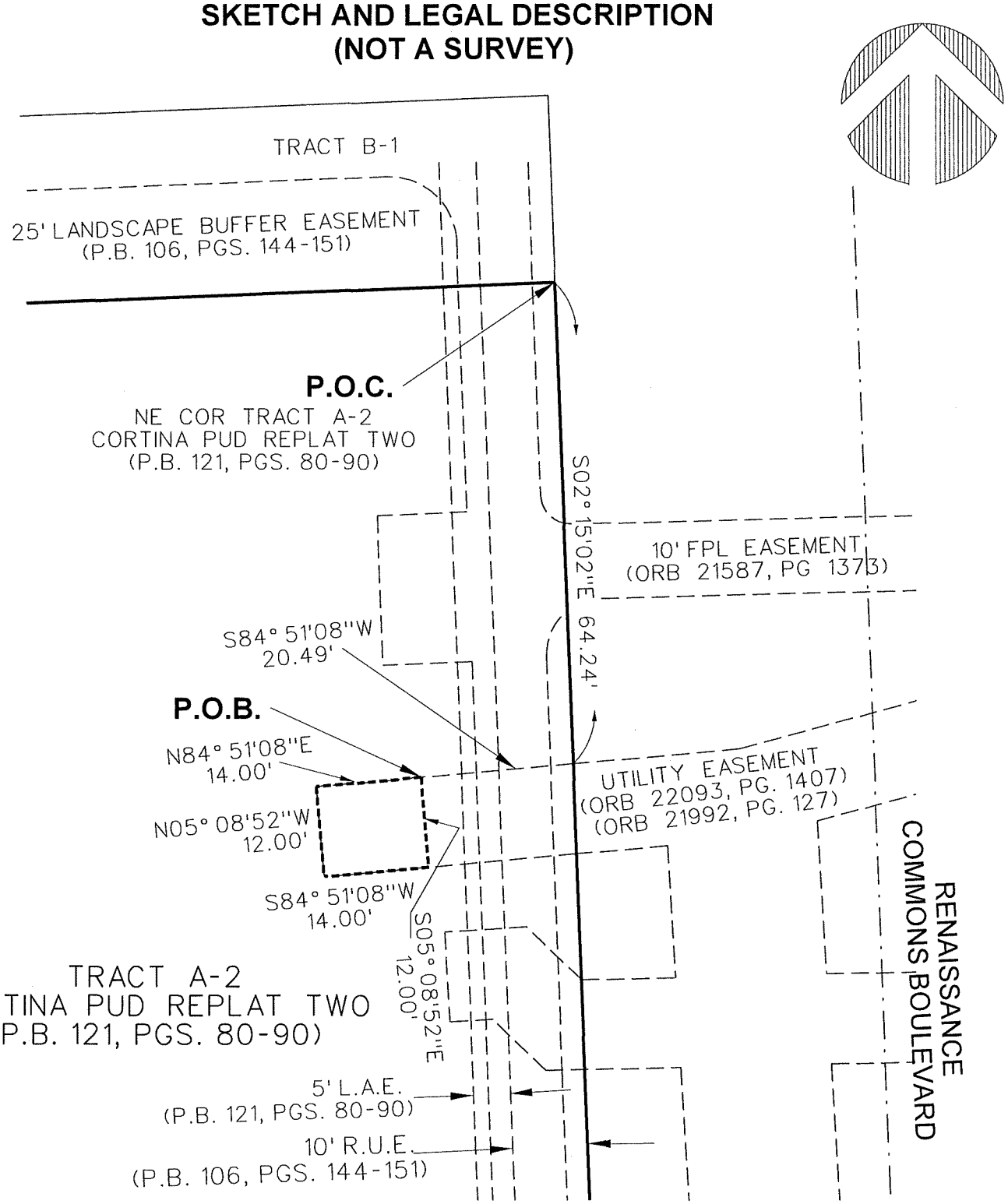
SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)



JOB NO. 04173ALTA	Project Name: CORTINA	DWG BY: JSH	SCALE: 1"=30'	
		CK'D By: AR	DATE: 10/30/2018	SHEET 2 OF 2

PERIMETER
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Certificate of Authorization No. LB7264

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Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)

ALTA CORTINA - RELEASE OF PORTION OF UTILITY EASEMENT (B)

LEGAL DESCRIPTION

A PORTION OF A UTILITY EASEMENT SHOWN IN TRACT A-2 OF "CORTINA PUD REPLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 AT PAGES 80 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A-2; THENCE NORTH 88° 39'45" EAST, ALONG THE SOUTH LINE OF SAID TRACT A-2, A DISTANCE OF 31.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 20'15" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88° 39'45" EAST, A DISTANCE OF 7.62 FEET; THENCE SOUTH 01° 20'15" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88° 39'45" WEST, A DISTANCE OF 7.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

NOTES

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P.O.C.	=	POINT OF COMMENCEMENT
P.B.	=	PLAT BOOK
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JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

Project Name: CORTINA		DATE: 10/30/2018	
JOB NO. 04173ALTA	DWG BY: JSH		
	CK'D By: AR	SHEET 1 OF 2	

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264

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SKETCH AND LEGAL DESCRIPTION
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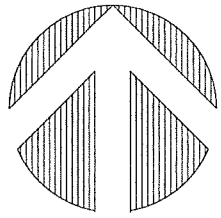

TRACT A-2
CORTINA PUD REPLAT TWO
(P.B. 121, PGS. 80-90)

P.O.C.
SW COR TRACT A-2
CORTINA PUD REPLAT TWO
(P.B. 121, PGS. 80-90)

N88° 39'45"E
7.62'

S01° 20'15"E
12.00'

N01° 20'15"W
12.00'

12'X12'
UTILITY EASEMENT
(P.B. 121, PGS. 80-90)

N88° 39'45"E
31.84'

S88° 39'45"W
7.62'

P.O.B.

35.67'

AUDACE AVENUE
TRACT R-2
(P.B. 121, PGS. 80-90)

UTILITY EASEMENT
(ORB 22093, PG. 1407)
(ORB 21992, PG. 127)

35.67'

SMU-PARCEL 5
MIXED USE
"BOYNTON TOWN CENTER, A P.C.D."
(P.B. 106, PGS. 144-151)

UTILITY EASEMENT
(ORB 22093, PG. 1407)
(ORB 21992, PG. 127)

TRACT A-1
CORTINA PUD REPLAT TWO
(P.B. 121, PGS. 80-90)

JOB NO. 04173ALTA	Project Name: CORTINA	DWG BY: JSH	SCALE: 1"=30'	
		CK'D By: AR	DATE: 10/30/2018	SHEET 2 OF 2

PERIMETER
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SKETCH AND LEGAL DESCRIPTION
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ALTA CORTINA - RELEASE OF UTILITY EASEMENT (C)

LEGAL DESCRIPTION

A UTILITY EASEMENT SHOWN IN TRACT A-1 OF "CORTINA PUD REPLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 AT PAGES 80 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT A-1; THENCE NORTH 88° 39'45" EAST, ALONG THE NORTH LINE OF SAID TRACT A-1, A DISTANCE OF 397.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88° 39'45" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01° 20'15" EAST, A DISTANCE OF 10.68 FEET; THENCE SOUTH 88° 39'45" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 01° 20'15" WEST, A DISTANCE OF 10.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

NOTES

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JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

Project Name: CORTINA		DATE: 10/30/2018	
JOB NO. 04173ALTA	DWG BY: JSH		
	CK'D By: AR	SHEET 1 OF 2	

PERIMETER
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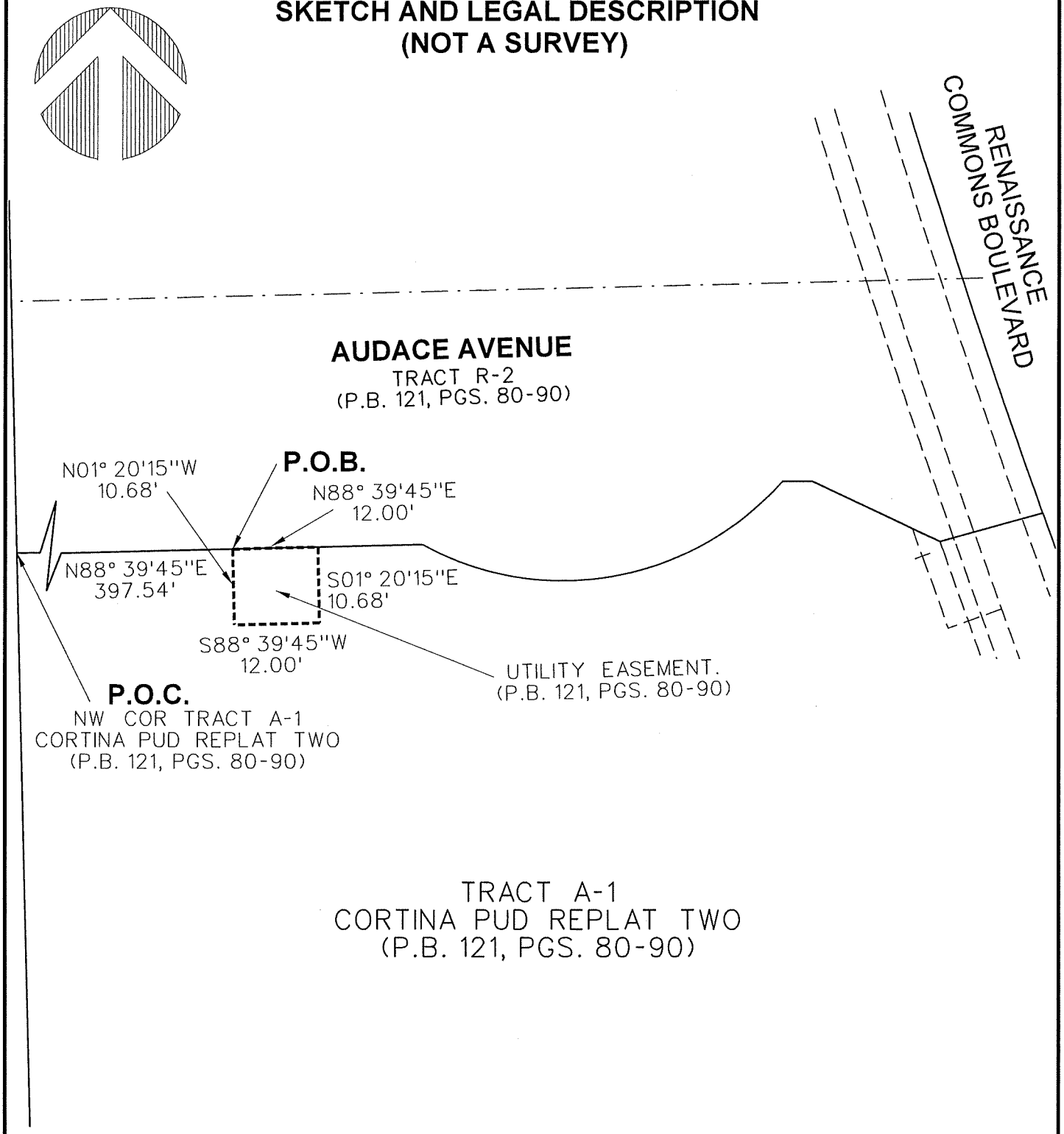

JOB NO. 04173ALTA	Project Name: CORTINA	DWG BY: JSH	SCALE: 1"=30'	
		CK'D By: AR	DATE: 10/30/2018	SHEET 2 OF 2

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2018

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DECEMBER 31, 2018

	Major Funds				
	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
ASSETS					
Cash - SunTrust					
General fund	$389,991	$ -	$ -	$ -	$ 389,991
Special revenue fund	157,916	-	-	-	157,916
Investments - US Bank					
Revenue account - (A-1) 1950 Congress	-	-	8,248	-	8,248
Revenue account - (A-2) SFL Devco / WR1 & W	-	-	5,179	-	5,179
Reserve account - (A-1) 1950 Congress	-	-	203,150	-	203,150
Reserve account - (A-2) SFL Devco	-	-	749	-	749
Prepayment A-1 - US Bank	-	-	43	-	43
Prepayment A-2 - US Bank	-	-	3,409	-	3,409
Construction account	-	-	-	194	194
Due from other	833	-	-	-	833
Due from other funds					
General	-	157,916	239,791	-	397,707
Utility Deposits	-	388	-	-	388
Total assets	$548,740	$158,304	$ 460,569	$ 194	$ 1,167,807
LIABILITIES					
Liabilities:					
Accounts payable	$ 50	$ -	$ -	$ -	$ 50
Due to other funds					
Debt service	239,791	-	-	-	239,791
Special revenue	157,916	-	-	-	157,916
Due to developer	96	-	-	-	96
Total liabilities	397,853	-	-	-	397,853
FUND BALANCES					
Restricted for:					
Debt service	-	-	460,569	-	460,569
Capital projects	-	-	-	194	194
Unassigned	150,887	158,304	-	-	309,191
Total fund balances	150,887	158,304	460,569	194	769,954
Total liabilities, deferred inflows of resources and fund balances	$ 548,740	$ 158,304	$ 460,569	$ 194	$ 1,167,807

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 115,403	$ 115,403	$ 120,047	96%
Assessment levy: off-roll	26,061	26,061	52,123	50%
Interest and miscellaneous	10	17	-	N/A
Total revenues	141,474	141,481	172,170	82%
EXPENDITURES				
Professional & administrative				
Supervisors	800	2,600	17,000	15%
Management	3,558	10,674	42,697	25%
Legal	3,927	4,014	15,000	27%
Engineering	1,125	1,125	7,500	15%
Audit	-	-	6,400	0%
Assessment roll preparation	917	2,750	11,000	25%
Supplemental methodology	-	-	5,000	0%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	292	875	3,500	25%
Trustee	-	-	5,000	0%
Postage	9	16	750	2%
Legal advertising	-	915	1,500	61%
Annual district filing fee	-	175	175	100%
Insurance	-	5,825	6,356	92%
Office supplies	-	-	500	0%
Other current charges	51	156	750	21%
Website	-	635	625	102%
Repairs and maintenance	-	-	10,000	0%
Bridge repair	-	21,125	21,125	100%
Total professional & administrative	10,679	50,885	156,078	33%
Other fees and charges				
Tax collector	1,154	1,154	1,251	92%
Property taxes	48	48	-	N/A
Information systems services	-	770	2,030	38%
Property appraiser	-	-	38	0%
Total other fees and charges	1,202	1,972	3,319	59%
Total expenditures	11,881	52,857	159,397	33%
Excess/(deficiency) of revenues over/(under) expenditures	129,593	88,624	12,773	
Fund balances - beginning	21,294	62,263	61,670	
Fund balances - ending	$150,887	$ 150,887	$ 74,443	

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND
FOR THE PERIOD ENDED DECEMBER 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 84,540	$ 84,540	$ 87,945	96%
Assessment levy: off-roll	37,083	37,083	74,166	50%
Total revenues	121,623	121,623	162,111	75%
EXPENDITURES				
Professional & administrative				
Landscape maintenance	6,400	13,147	85,000	15%
Property maintenance	639	1,278	10,000	13%
Field management	289	578	5,000	12%
Electric	86	225	5,000	5%
Property insurance	-	2,047	2,269	90%
Repairs and maintenance general	-	-	5,000	0%
Repairs and maintenance irrigation equipment	-	-	6,700	0%
Contingency/other	-	-	11,250	0%
Total professional & administrative	7,414	17,275	130,219	13%
Other fees and charges				
Tax collector	845	845	916	92%
Property appraiser	-	-	36	0%
Total other fees & charges	845	845	952	89%
Total expenditures	8,259	18,120	131,171	14%
Excess/(deficiency) of revenues over/(under) expenditures	113,364	103,503	30,940	
Fund balances - beginning	44,940	54,801	29,017	
Fund balances - ending	$158,304	$158,304	$ 59,957	

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2007
FOR THE PERIOD ENDED DECEMBER 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 242,213	$ 242,213	$ 251,932	96%
Interest	330	7,456	-	N/A
Total revenues	242,543	249,669	251,932	99%
EXPENDITURES				
Debt service				
Principal	-	-	85,000	0%
Principal prepayments	-	2,170,000	2,140,000	101%
Interest	-	147,575	230,950	64%
Total debt service	-	2,317,575	2,455,950	94%
Other fees and charges				
Tax collector	2,421	2,422	2,624	92%
Property appraiser	-	-	98	0%
Total other fees and charges	2,421	2,422	2,722	89%
Total expenditures	2,421	2,319,997	2,458,672	94%
Excess/(deficiency) of revenues over/(under) expenditures	240,122	(2,070,328)	(2,206,740)	
Fund balances - beginning	220,447	2,530,897	2,526,136	
Fund balances - ending	$ 460,569	$ 460,569	$ 319,396	

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2007
FOR THE PERIOD ENDED DECEMBER 31, 2018

	Current Month	Year to Date
REVENUES	$ -	$ -
Total revenues	-	-
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	194	194
Fund balances - ending	$ 194	$ 194

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

10

DRAFT

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, December 10, 2018 at 2:00 p.m., at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Present at the meeting were:

Adam Freedman	Chair
Jim Gielda	Vice Chair
Richard Buck	Assistant Secretary
Evan Schlecker	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 2:02 p.m.

- **Administration of Oath of Office to Newly Elected Supervisors, Richard Buck [SEAT 1] and Evan Schlecker [SEAT 2] (the following to be provided in a separate package)**

  This item, previously the Third Order of business, was presented out of order.

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Buck and Mr. Schlecker.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Newly Elected Supervisors, Richard Buck [SEAT 1] and Evan Schlecker [SEAT 2] (the following to be provided in a separate package)**

Ms. Cerbone stated that the Oath of Office was administered during the First Order of Business.

- **Roll Call**

This item, previously part of the First Order of Business, was presented out of order.

Supervisors Gielda, Freedman, Buck and Schlecker were present, in person.

Ms. Cerbone described the documents in the new Supervisor's packet and noted the Sunshine Law, Supervisor fees, filing disclosure and other forms and records maintenance.

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

B. Membership, Obligations and Responsibilities

C. Financial Disclosure Forms

i. Form 1: Statement of Financial Interests

ii. Form 1X: Amendment to Form 1, Statement of Financial Interests

iii. Form 1F: Final Statement of Financial Interests

D. Form 8B – Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2019-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes**

Cerbone presented Resolution 2019-01 and read the title. At the Landowners' Election, votes were cast by representatives from Cortina III, RRPIV Cortina LLC and Morguard Boynton Town Center, Inc. (Morguard). There was a disagreement with the representative from Morguard regarding the actual number of authorized votes; the Morguard representative eventually cast a ballot that Management could accept based on the number of authorized votes, as calculated by Management.

The results of the Landowners' Elections were:

Seat 1	Richard Buck	42 votes	Four-year Term
Seat 2	Evan Schlecker	42 votes	Four-year Term
Seat 5	Hugo Pacanins	41 votes	Two-year Term

At the end of the meeting, it was disclosed that, although Mr. Pacanins is a Florida resident, he is not a US Citizen; therefore, he cannot serve on the Board, meaning that Seat 5 is vacant.

On MOTION by Mr. Freedman and seconded by Mr. Gielda, with all in favor, Resolution 2019-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, was adopted.

FIFTH ORDER OF BUSINESS **Consider Appointment of Supervisor to Seat 5; *Term Expires November 2020***

- **Administration of Oath of Office to Newly Appointed Supervisor**

Ms. Cerbone asked for nominations to fill Seat 5. Mr. Schlecker nominated Mr. Michael Bowden. No other nominations were made. The Oath of Office would be administered to Mr. Bowden at another time.

On MOTION by Mr. Freedman and seconded by Mr. Buck, with all in favor, the appointment of Mr. Bowden to Seat 5, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2019-02, Electing the Officers of the Boynton Village Community Development District, Palm Beach County, Florida**

Ms. Cerbone presented Resolution 2019-02 and recapped the slate of officers prior to the election. Mr. Schlecker nominated Mr. Buck to serve as Chair, himself as Vice Chair, Mr. Freedman, Mr. Gielda as Assistant Secretaries and the remainder of the slate to be upheld. No other nominations were made.

The slate of officers was as follows:

Chair	Richard Buck
Vice Chair	Evan Schlecker
Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Adam Freedman
Assistant Secretary	Jim Gielda
Assistant Secretary	_____
Assistant Treasurer	Jeff Pinder

On MOTION by Mr. Buck and seconded by Mr. Gielda, with all in favor, Resolution 2019-02, Electing the Officers of the Boynton Village Community Development District, Palm Beach County, Florida, as nominated, was adopted.

Ms. Cerbone stated, once Mr. Bowden is administered the Oath of Office, the slate of officers will be elected again.

SEVENTH ORDER OF BUSINESS **Discussion/Consideration of Fiscal Year 2019 Meeting Schedule (Day, Time & Location)**

- **Ratification of December 12, 2018 Meeting Cancellation**

Ms. Cerbone stated, currently, meetings are held on the second and fourth Wednesdays of each month at 10:30 a.m., in Management's Office; however, with the addition of the new Board Members, it is necessary to reconsider the meeting schedule to accommodate everyone's schedules. The consensus was to set one meeting in January until the fifth Board Member is sworn in and then revisit the meeting schedule again. Ms. Cerbone recapped that the previous meeting schedule would be cancelled and the next meeting will be held on January 23, 2019 at 2:00 p.m. Ms. Wald suggested cancelling the January 9 meeting and scheduling an emergency meeting if necessary. Ms. Cerbone requested Mr. Bowden's contact information to include him on Management's communication list.

On MOTION by Mr. Schlecker and seconded by Mr. Buck, with all in favor, authorizing Staff to cancel all meetings until January 23, 2019, was approved.

EIGHTH ORDER OF BUSINESS **Discussion: Status of Observation Deck**

In response to Ms. Cerbone's inquiry, Mr. Schnars stated that most of the permits are still pending and JKM Developers is waiting for the building permit. Mr. Gielda stated that the permit should be received any day now. Ms. Cerbone inquired about the construction time frame, once the permits are received. Mr. Schnars replied a few months. Discussion ensued regarding the legal description, the agreement and the construction. Ms. Cerbone stated that the legal description will be completed, once the observation deck is completed.

NINTH ORDER OF BUSINESS **Approval of Unaudited Financial Statements as of October 31, 2018**

Ms. Cerbone presented the Unaudited Financial Statements as of October 31, 2018. In response to a question regarding the lack of activity in the actuals, under the current month year-to-date, Ms. Cerbone stated most of the dollar amounts are submitted by the Tax Collector and the revenues are not yet due. For the off-roll billing, Management typically sends invoices in October and expects payment within 30 days. A Board Member asked if "Property maintenance" is "Porter services". Ms. Cerbone stated that "Porter services" is a combination of "Property maintenance" and "Field management".

Discussion ensued regarding the substandard maintenance of the community and whether to terminate, modify or re-negotiate the Maintenance Agreement with the Master Association and taking over maintenance responsibility. Ms. Wald stated the Master Association is obligated to follow the duties and responsibilities with regard to maintenance and, if they are failing, they could be placed on notice and the Board would be within its rights to terminate the Agreement. Ms. Cerbone would include the Maintenance Agreement in the next agenda for further consideration. Mr. Schlecker asked if District Counsel could investigate a potential exit plan and review the Master Association Documents. Ms. Wald stated that she

cannot provide legal advice as to the Master Association and can solely advise as to the Agreement that the District has with the Master Association.

On MOTION by Mr. Gielda and seconded by Mr. Freedman, with all in favor, the Unaudited Financial Statements as of October 31, 2018, were approved.

TENTH ORDER OF BUSINESS Approval of Minutes

A. November 1, 2016 Landowners' Meeting

B. October 10, 2018 Regular Meeting

C. October 24, 2018 Regular Meeting

D. November 14, 2018 Landowners' Meeting

Ms. Cerbone presented the November 1, 2016 Landowners' Meeting, the October 10, 2018 Regular Meeting, the October 24, 2018 Regular Meeting and the November 14, 2018 Landowners' Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Gielda and seconded by Mr. Schlecker, with all in favor, the November 1, 2016 Landowners' Meeting, the October 10, 2018 Regular Meeting, the October 24, 2018 Regular Meeting and the November 14, 2018 Landowners' Meeting Minutes, as presented, were approved.

Mr. Schlecker asked if the minutes are provided in advance of the meetings. Ms. Cerbone stated that Florida Statutes require agenda packages to be provided seven days in advance of the meeting and the draft minutes are included in the agenda package. The minutes are occasionally ready before then but are usually ready on the day that the agenda packet is shipped. Ms. Wald noted that the draft minutes are included in the agenda package posted on the CDD website.

ELEVENTH 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 water and sewer improvements were transferred to the City through the CDD.
- The Ulta project is currently under construction and it is unclear if it will be completed by the next meeting but, if it is, it should be included in the agenda.

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

Ms. Cerbone distributed a handout from Osprey Landscaping regarding mulching. She would request a proposal and present it at the next meeting. Discussion ensued regarding the Greenway, irrigation, the vendors and Mr. Zolar.

- **NEXT MEETING DATE: January 23, 2019 at 2:00 p.m.**

The next meeting will be held on January 23, 2019 at 2:00 p.m.

TWELFTH ORDER OF BUSINESS **Supervisors' Requests**

In response to Mr. Schlecker's question, Mr. Gielda stated that he is one of the partners of JKM Developers.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Freedman and seconded by Mr. Gielda, with all in favor, the meeting adjourned at 3:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

232
233
234
235
236
237
238 _____ _____
239 Secretary/Assistant Secretary Chair/Vice Chair

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

11B

BILL OF SALE

Alta at Cortina

KNOWN ALL MEN BY THESE PRESENTS:

That Alta Boynton, LLC, a Florida limited liability company, with an address at 2950 SW 27th Avenue, Suite 220, Miami, FL 33133, hereinafter referred to as "SELLER", for and in consideration of the sum of Ten Dollars, in lawful money (and other good and valuable considerations unto it moving) the receipt of which is hereby acknowledged by it, has granted, bargained, sold, transferred, set over and delivered unto the Boynton Village Community Development District, a local unit of special-purpose government, organized and existing under Chapter 190, Florida Statutes, located in the City of Boynton Beach, County of Palm Beach in the State of Florida, hereinafter referred to as the "BUYER", its successors and assigns, all those certain goods and chattels, described as follows:

The potable water distribution and sewer collection systems described on sheet(s) 11 and 12 of the Final Site Engineering Plans for Alta @ Cortina prepared by Schnars Engineering, Corporation, project number 04173 originally dated September 2017 as further described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the BUYER, its successors and assigns forever.

And the SELLER, for itself and its successors, hereby covenants to and with the BUYER, its successors and assigns, that SELLER is the lawful owner of the said goods and chattels; that they are free from all liens and encumbrance; that it has good right to sell the same as aforesaid, and that it will warrant and defend the same against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the SELLER has caused its company name to be hereunto subscribed by its officer(s) hereunto duly authorized, this _____day of _____, 201__.

Signed, sealed and delivered in our presence:

Alta Boynton LLC., a Florida limited liability company

_____
Signature

_____
Print Name

By: Alta Strategic Management Eight, LLC, MGR
by: Strategic Urban Developers Eight, LLC, MGRM
by: Strategic Urban Developers LLC, AMBR
by: Strategic Properties Associates Group LLC, AMBR
by: Henry Pino, Authorized Member

_____
Signature

_____
Print Name

Signature: _____

STATE OF _____:
COUNTY OF _____:

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgements, personally appeared_____, as _____of Alta Boynton, LLC a Florida limited liability company (the "Company"), who is personally known to me or provided _____ as identification, and acknowledged he executed the foregoing Bill of Sale as the proper official of the Company and that the same is the act and deed of the Company.

IN WITNESS OF THE FOREGOING, I have set my hand official seal at _____ in the State and County aforesaid on the _____ day of _____, 201__.

_____
Notary Public
My Commission Expires:

BILL OF SALE

Alta at Cortina

KNOWN ALL MEN BY THESE PRESENTS:

That the Boynton Village Community Development District, a local unit of special-purpose government, organized and existing under Chapter 190, Florida Statutes, being located within the City of Boynton Beach, County of Palm Beach in the State of Florida, hereinafter referred to as "SELLER", for and in consideration of the sum of Ten Dollars, in lawful money (and other good and valuable considerations unto it moving) to it paid by the City of Boynton Beach, County of Palm Beach, in the State of Florida, hereinafter referred to as the "BUYER" receipt of which is hereby acknowledged by SELLER, has granted, bargained, sold, transferred, set over and delivered unto the BUYER, its successors and assigns, all those certain goods and chattels, described as follows:

The potable water distribution and sewer collection systems described on sheet(s) 11 and 12 of the Final Site Engineering Plans for Alta @ Cortina prepared by Schnars Engineering, Corporation, project number 04173 originally dated September 2017 as further described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the BUYER, its successors and assigns forever.

And the SELLER, for itself and its successors, hereby covenants to and with the BUYER, its successors and assigns that is the lawful owner of the said goods and chattels; that they are free from all liens and encumbrance; that it has good right to sell the same as aforesaid, and that it will warrant and defend the same against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the SELLER has caused its name to be hereunto subscribed by its officer hereunto duly authorized, this _____day of _____, 201__.

Signed and delivered in our presence:

BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

_____
Signature

_____
Print Name

By_____
Name: _____
Title: Chairman

Attest:_____
Name: _____
Title: _____

_____
Signature

_____
Print Name

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgements, personally appeared _____, as Chairman of the Boynton Village Community Development District, and _____, as _____, each of whom is personally known to me or produced _____
as identification, and acknowledged they executed, and attested to, respectively, the foregoing Bill of Sale as the proper officials of the Boynton Village Community Development District and the execution of the Bill of Sale is the act and deed of said District.

Deleted:

IN WITNESS OF THE FOREGOING, I have set my hand official seal at _____ in the State and County aforesaid on this ____ day of _____, 201__.

_____
Notary Public
My Commission Expires: