

**MINUTES OF MEETING  
BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Boynton Village Community Development District held a Regular Meeting on June 12, 2019 at 2:00 p.m., at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**Present at the meeting were:**

Richard Buck (via telephone)	Chair
Harvey Gonzalez	Vice Chair
Jim Gielda	Assistant Secretary
Michael Bowden	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Ginger Wald	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 2:03 p.m. Supervisors Gonzalez, Gielda and Bowden were present, in person. Supervisor Buck was attending via telephone. Supervisor Freedman was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Engineer's Certificate for Trust Indenture**

Ms. Cerbone stated that the Engineer's Certificate for the Trust Indenture contained a few important items that related to the proposed Fiscal Year 2020 budget.

Mr. Schnars stated that the Engineer's Certificate was mostly a restatement of previous years. He reviewed the information found on each page for items such as the Greenway, the

City Park, ponds, pipes, lakes, littorals, etc. Most of the items in the report are currently the responsibility of the Master Association, through an agreement. He recommended that the chains on the drainage grates on Renaissance Commons Boulevard (RCB) be removed to guard against potential lawsuits. Ms. Cerbone asked if the Master Association could remove the chains if requested by the CDD, under the maintenance agreement. Mr. Schnars replied affirmatively. Lastly, the report identified various items that must be addressed, including lake bank erosion, weeds, a broken sidewalk, a trip hazard, dirt in the gutters, visibility of a speed sign and normal road resurfacing. In response to Mr. Buck's question regarding the gouges in the pavement, Mr. Schnars stated that they were there for many years, do not seem to be worsening and it was uncertain if they were construction-related. Mr. Buck stated that, in past years, the report was forwarded to the Master Association and, although many items were left unresolved, the trees blocking some signs were trimmed. Ms. Cerbone encouraged Board Members to direct District Staff as to the path to take regarding the Master Association and the existing maintenance agreement.

**On MOTION by Mr. Bowden and seconded by Mr. Giolda, with all in favor, the Engineer's Certificate for Trust Indenture, dated May 24, 2019, was approved.**

Ms. Cerbone provided the following updates:

- The Property Manager informed Ms. Cerbone of a rodent issue along certain areas of the Greenway and she in turn alerted the porter service and landscaping companies. Both entities would have their crews check for rodent manifestations and issue a report.
- The Property Manager also informed of an issue with speeding and a lack of proper traffic etiquette along RCB. The Board could consider traffic jurisdiction discussions with local law enforcement since it is a public roadway. She felt that the Board should continue to take the information and at the appropriate time take appropriate action.
- Ms. Cerbone requested an update of when the lighting on the Greenway would arrive. Mr. Schnars stated, due to a relocated transformer, the lights west of RCB were activated but the lights in the east section were still pending. As to the CDD's legal options, Ms. Wald stated that Ms. Cerbone executed permit applications, on the District's behalf; one was regarding the

electrical work. Discussion ensued regarding invoicing Alta, withdrawing the permit, Florida Power & Light (FPL) the conduit and time frame. Ms. Wald requested the name of the electrical contractor. Mr. Schnars replied Unlimited Electrical Contractor’s Corp. The consensus was for Mr. Bowden to contact Kaufman-Lyn to try to expedite the matter and inform Ms. Cerbone. If Mr. Bowden is not successful, Ms. Cerbone stated that she would obtain names of other electrical contractors and forward them to the District Engineer to contact and follow up. Ms. Cerbone asked for a not-to-exceed amount, should the need arise to immediately engage a contractor.

**On MOTION by Mr. Bowden and seconded by Mr. Giolda, with all in favor, directing District Staff to obtain an agreement with an electrical contractor to restore power to the Greenway, in a not-to-exceed amount of \$7,500, and, if the cost exceeds \$7,500, the District Manager must coordinate with the Chair to access \$11,250 in contingency funds from the budget, was approved.**

Ms. Cerbone stated that the City would not take over maintenance of the Dog Park; they are coordinating with the Master Association to pinpoint deficiencies and determine how to remediate the deficiencies. Ms. Cerbone stated, once that matter is resolved, she hoped the Dog Park would meet the Board’s standards. Luke’s Landscaping (LL) provides that service and BrightView recently purchased LL.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-05, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Cerbone called attention to a handout she previously emailed, which compares, by property owner, what the proposed 2019 budget will be for the General Fund, Special Revenue Fund, Debt Service Fund, the total assessment by owner and then compares it to the existing assessment, which would increase by over \$100,000 if the District takes over the parks.

Theoretically, the Master Budget would be dropped but not necessarily dollar-for-dollar. She reviewed the budget line items and took questions. Mr. Buck asked about the scope of the lake bank maintenance for Ponds #1 and #2. Mr. Schnars replied that it involves repairing the slope, adding fill, re-sodding and shaping. Pond #2 is a lot bigger than Pond #1 and a portion of Pond #2 would be re-shaped by Alta when the final grading is completed. Discussion ensued regarding budgeting for lake, bridge and road improvements, the Greenway, fund balances, a special assessment, whether to terminate the maintenance agreement with the Master Association and a setting a public hearing date. Ms. Cerbone noted the following change:

Page 1, "Lighting (FPL lease agreement)": Change \$500 to \$10,000

Ms. Cerbone presented Resolution 2019-05 and read the title.

**On MOTION by Mr. Bowden and seconded by Mr. Giolda, with all in favor, Resolution 2019-05, Approving a Proposed Budget for Fiscal Year 2019/2020, as amended, and Setting a Public Hearing Thereon for September 11, 2019 at 2:00 p.m., at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2019**

Ms. Cerbone presented the Unaudited Financial Statements as of April 30, 2019.

**On MOTION by Mr. Bowden and seconded by Mr. Gonzalez, with all in favor, the Unaudited Financial Statements as of April 30, 2019, were accepted.**

**SIXTH ORDER OF BUSINESS**

**Approval of May 8, 2019 Regular Meeting Minutes**

Ms. Cerbone presented the May 8, 2019 Regular Meeting Minutes.

**On MOTION by Mr. Giolda and seconded by Mr. Bowden, with all in favor, the May 8, 2019 Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

Ms. Wald reminded Board Members to file their Form 1 documents by July 1<sup>st</sup>.

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

There being no report, the next item followed.

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

- **NEXT MEETING DATE: July 10, 2019 at 2:00 P.M.**

The next meeting will be held on July 10, 2019 at 2:00 p.m. If the meeting date and/or time changes, Board Members would be notified.

Ms. Cerbone stated that the observation deck would be conveyed to the District as soon as the final Release of Lien and the Assignment of the Warranty are prepared. She has been coordinating with a representative in the Developer’s office to ensure the submission of both documents to facilitate the conveyance.

**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. Bowden and seconded by Mr. Gonzalez, with all in favor, the meeting adjourned at 3:08 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair