

BOYNTON VILLAGE

**COMMUNITY DEVELOPMENT
DISTRICT**

December 8, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

December 1, 2021

Board of Supervisors
Boynton Village Community Development District

Dear Board Members:

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

NOTE: Meeting Location

The Board of Supervisors of the Boynton Village Community Development District will hold a Regular Meeting on December 8, 2021, at 2:00 p.m., at the Sea Lofts at Boynton Village, 600 Sea Lofts Dr., Boynton Beach, Florida 33426. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Bret Fischer, Seat 5; *Term Expires November, 2024*
4. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 5
 - Administration of Oath of Office (*the following will be provided in a separate package*)
 - 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
5. Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date
6. Discussion: Renaissance Commons Blvd. Bridge Report
 - Consideration of Bridge Repair Proposals

- 7. Consideration of Resolution 2022-02, Authorizing the Chair of the Board of Supervisors to Enter into Certain Contracts Without Prior Approval of the Board of Supervisors; Authorizing the District Manager to Enter into Certain Contracts and Disburse Funds for Payment of Certain Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date
- 8. Acceptance of Unaudited Financial Statements as of October 31, 2021
- 9. Approval of August 11, 2021 Public Hearing and Regular Meeting Minutes
- 10. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Schnars Engineering Corporation*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Update: BTCMA Repairs from July 2021 Trust Indenture Report
 - II. NEXT MEETING DATE: January 12, 2022 at 2:00 P.M., at *The Distict Boynton, 1000 Audace Ave., Boynton Beach, Florida 33426*

○ QUORUM CHECK

Richard Buck	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Harvey Gonzalez	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Tierra Smith	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Sara Cox	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 11. Public Comments
- 12. Supervisors' Requests
- 13. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 561-909-7930.

Sincerely,



Daniel Rom
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

3

NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Boynton Village Community Development District
Attn: Daniel Rom, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: Bret Fischer
Printed Name

Date: 12/02/2021

I hereby tender my resignation as a member of the Board of Supervisors of the *Boynton Village Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the email or fax copy shall be binding and enforceable as an original.

Bret Fischer
Signature

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN 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; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Daniel Rom is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of December, 2021.

ATTEST:

**BOYNTON VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

6

Renaissance Commons Blvd Bridge Report

Structural Assessment

October 2021



WANTMAN GROUP, INC.
Tim DeLand, PE
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220
Tim.DeLand@WGInc.com





Bridge Condition Assessment of the Renaissance Commons Blvd Bridge in Boynton Beach, Florida

EXECUTIVE SUMMARY

On October 25, 2021 WGI performed a structural bridge assessment of the north and south bound Renaissance Commons Blvd Bridge over the C. Stanley Weaver Canal in Boynton Beach, Florida. The assessments were conducted by visual observation and non-destructive testing of the bridge and abutments for all areas above the waterline. The bridge was found to be in overall good condition with a few recommended minor repairs. Our observations are as follows:



GENERAL

The Renaissance Commons bridge consists of a two separate bridges for the north bound and south bound traffic. The bridges are similar and were both constructed as three-span prestressed concrete bridges. The bridge substructures consists of reinforced concrete pile caps supported by prestressed concrete piles. The bridge canal bank has rock rubble rip rap is installed from below the water-line up to the pile preventing observation of the piles and any sheet pile walls. Each bridge consists of seven 18-inch prestressed deck units that span roughly 44-feet between supports. An approach slab is located at both ends of each bridge. The bridges are 39-foot 8-inch wide out to out and consist of two traffic lanes, an asphalt overlay, a 32-inch high concrete barrier wall on the west side, and an eight foot-six-inch wide sidewalk with a 42 inch barrier wall and aluminum railing east side of each bridge.



North Bound Renaissance Commons Blvd Bridge



South Bound Renaissance Commons Blvd Bridge

NORTH BOUND BRIDGE

SUPERSTRUCTURE

The bridge superstructure is in fair condition with no significant signs of structural loss; however, we did observe some signs of deterioration on several component. Cracks were observed on the sidewalk, barrier walls, and asphalt overlay. Cracks are a common occurrence in concrete structures and the cracks noted are consistent with temperature changes and shrinkage. Numerous cracks in the concrete displayed efflorescence, efflorescence is characterized by a powdery white appearance on the surface of the unsealed concrete and is a result of vapor moving through the concrete and causing soluble salts to migrate to the surface of the concrete. The efflorescence observed presents a visual concern and is not currently of structural significance.



42-inch barrier wall and sidewalk on east side of bridge



32-inch barrier wall on west side of bridge



Cracking on face of 4-inch barrier wall



Cracking with some efflorescence in sidewalk

The asphalt overlay contains typically cracking at each bridge joint. At the south east corner of the bridge there is a tree that is growing between the 42-inch barrier wall and crash cushion. A tree growing in or near the joints of a bridge can cause cracking in the nearby concrete due to roots expanding.



Tree growing between 42-inch barrier wall and crash cushion



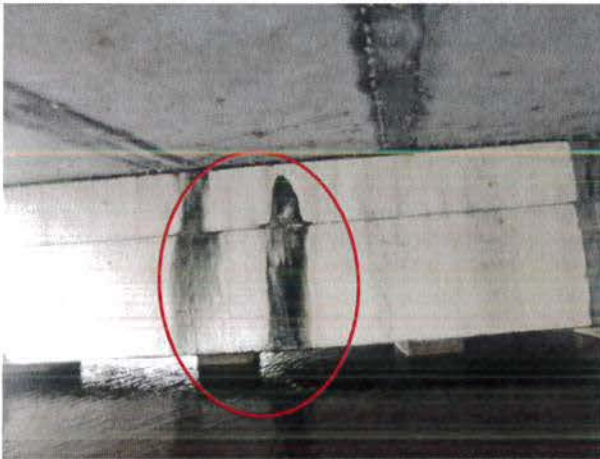
Excessive vegetation growth adjacent to 32-inch barrier wall



Cracking in asphalt at bridge joint

SUBSTRUCTURE

The above water portion of the bridge's substructure was observed to be in good condition. There are two intermediate bents containing eight 18-inch square prestressed concrete piles. There was staining as well as some discoloration build up observed on the intermediate bents. The pile caps and piles above the waterline were in good condition as there was no major cracking or deterioration observed. The end bents were not observed due to the rubble rip rap along the banks.



North intermediate bent concrete discoloration/staining



Rust bleed staining under closure pour on south intermediate bent

SOUTH BOUND BRIDGE

SUPERSTRUCTURE

The bridge superstructure is in fair condition with no significant signs of deterioration. Similar to the north bound bridge, the roadway cross section of the bridge consists of two traffic lanes, an asphalt overlay, a raised concrete sidewalk on the west side of the bridge with a 42-inch concrete barrier wall and aluminum pedestrian rail, and a 32-inch barrier wall on the east side of the bridge.



42-inch barrier wall and sidewalk on west side of bridge



32-inch barrier wall on east side of bridge

There were cracks observed in the sidewalk, barrier walls, and parapet walls. Delamination was present in the sidewalk and in the 42-inch barrier wall. Concrete delamination is primarily caused by an expansion of the internal steel reinforcement (from corrosion and oxidation of the internal steel) leading to an outward pressure on the concrete. Similar to the north bridge, numerous cracks in the concrete displayed efflorescence.



Delamination on face of 42-inch barrier wall



Cracking in south east side parapet wall



Spalling on sidewalk



Vegetation growth adjacent to sidewalk

Similar to the north bound bridge, the asphalt contains cracking at each joint, and in multiple locations there is also vegetation growth in the joints.

SUBSTRUCTURE

The portion of the bridge substructure located above the waterline was observed to be in good condition. Like the north bound bridge there are also two intermediate bents with each bent containing eight 18-inch square prestressed concrete piles. There was staining and discoloration observed on the intermediate bents. The pile caps and piles above the waterline were in good condition as there was no major cracking or deterioration observed. The end bents were not observed due to the rubble rip rap along the banks.



North intermediate bent concrete discoloration/staining



SUMMARY AND RECOMMENDATIONS

North Bound Bridge:

- The bridge superstructure is in good condition with minor cracks to the sidewalk, and barrier walls.
- The bridge substructure is in good condition with no significant structural issues observed; however, we observed discoloration on numerous pile caps.

We recommend the following repairs of the north bound bridge superstructure and substructure:

- Removal of staining in the superstructure and substructure.
- Repair the cracks in the barrier walls and sidewalk.
- Removal of vegetation growth on bridge.

South Bound Bridge:

- The bridge superstructure is in good condition with minor cracks and spalls to the sidewalk, barrier walls, and parapet wall.
- The bridge substructure is in good condition with no significant structural issues observed; however, we observed discoloration on numerous pile caps.

We recommend the following repairs of the south bound bridge superstructure and substructure:

- Removal of staining in the superstructure and substructure.
- Repair delamination in the sidewalk and barrier walls.
- Repair the cracks in the sidewalk, barrier walls and parapet walls.
- Removal of vegetation growth on the bridge.


We recommend that the bridge be inspected every five years to observe any additional deterioration.

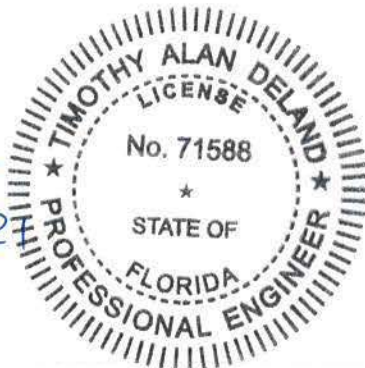
The appendix of this report shows photos that were taken during the bridge inspection.

If there are any questions, please do not hesitate to contact this office.

Respectfully,

WGI


Timothy DeLand, PE 71588



Appendix
Photos



Picture 1 — DSC08918



Picture 2 — DSC08920



Picture 3 — DSC08929



Picture 4 — DSC08938



Picture 5 — DSC08952



Picture 6 — DSC08955



Picture 7 — DSC08956



Picture 8 — DSC08958



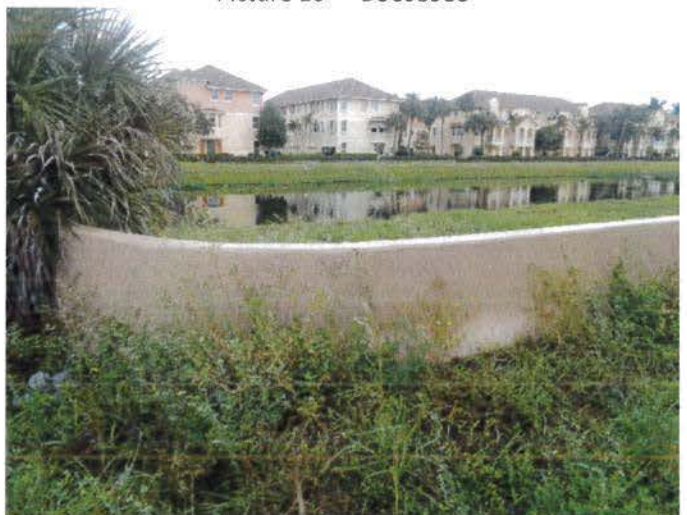
Picture 9 — DSC08979



Picture 10 — DSC08988



Picture 11 — DSC08991



Picture 12 — DSC09013



Picture 13 — DSC09014



Picture 14 — DSC09015



Picture 15 — DSC09017



Picture 16 — DSC09023



Picture 17 — DSC09029



Picture 18 — DSC09041



Picture 19 — PA250060

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CHAIR OF THE BOARD OF SUPERVISORS TO ENTER INTO CERTAIN CONTRACTS WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISTRICT MANAGER TO ENTER INTO CERTAIN CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Boynton Village Community Development District (the “**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, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meet monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish bi-monthly, quarterly or other meeting dates not on a monthly basis, or may cancel regularly scheduled monthly meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, establishing meeting schedules outside of monthly meetings may interfere with the timely approval of disbursements and payment of expenses; and

WHEREAS, the Board determines this resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

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

Section 1. The Board hereby authorizes the District Manager to enter into emergency contracts and disburse funds without prior Board approval and when the amount does not exceed \$50,000, for:

1. Expenses that are required to provide for the health, safety, and welfare of the residents within the District; or

2. Expenses for the repair, control, or maintenance of a District facility or asset.

Section 2. The Board hereby authorizes the Chair of the Board to enter into emergency contracts not exceeding \$50,000, without prior Board approval, and after consulting with the District's legal counsel, if:

1. The contract is required to provide for the health, safety, and welfare of the residents within the District; or
2. The contract is required to remedy an unforeseen disruption in the development or maintenance of the District's facilities or assets, and such disruption would result in significantly higher expenses unless the contract is entered into by the Chair of the Board.

Section 3. Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8th DAY OF DECEMBER, 2021

ATTEST:

**BOYNTON VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary

By: _____
Richard Buck
Chair of the Board of Supervisors

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

8

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2021**

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
OCTOBER 31, 2021**

	Major Funds				Total Governmental Funds
	General	Special Revenue	Debt Service	Capital Projects	
ASSETS					
Cash - SunTrust					
General fund	\$ 96,431	\$ -	\$ -	\$ -	\$ 96,431
Special revenue fund	152,089	-	-	-	152,089
Investments - US Bank					
Revenue account - (A-1) 1950 Congress	-	-	95,489	-	95,489
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	-	5,310	-	5,310
Reserve account - (A-1) 1950 Congress	-	-	189,208	-	189,208
Reserve account - (A-2) SFL Devco	-	-	749	-	749
Prepayment A-1 - US Bank	-	-	582	-	582
Prepayment A-2 - US Bank	-	-	3,484	-	3,484
Construction account	-	-	-	199	199
Assessments receivable: off-roll	670	659	1,317	-	2,646
Due from other	200	-	-	-	200
Due from other funds					
General	-	152,089	-	-	152,089
Utility deposits	-	388	-	-	388
Total assets	<u>\$ 249,390</u>	<u>\$ 153,136</u>	<u>\$ 296,139</u>	<u>\$ 199</u>	<u>\$ 698,864</u>
LIABILITIES					
Liabilities:					
Accounts payable	\$ 210	\$ 2,243	\$ -	\$ -	\$ 2,453
Due to other funds					
Special revenue	152,089	-	-	-	152,089
Due to Developer	96	-	-	-	96
Total liabilities	<u>152,395</u>	<u>2,243</u>	<u>-</u>	<u>-</u>	<u>154,638</u>
FUND BALANCES					
Assigned:					
Debt service	-	-	296,139	-	296,139
Capital projects	-	-	-	199	199
Committed					
3 months working capital	32,383	-	-	-	32,383
Bridge	6,000	-	-	-	6,000
Irrigation/pump-station	16,000	-	-	-	16,000
Unassigned	42,612	150,893	-	-	193,505
Total fund balances	<u>96,995</u>	<u>150,893</u>	<u>296,139</u>	<u>199</u>	<u>544,226</u>
Total liabilities and fund balances	<u>\$ 249,390</u>	<u>\$ 153,136</u>	<u>\$ 296,139</u>	<u>\$ 199</u>	<u>\$ 698,864</u>

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ -	\$ 97,000	0%
Interest and miscellaneous	2	2	-	N/A
Total revenues	<u>2</u>	<u>2</u>	<u>97,000</u>	0%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	4,000	0%
Management	3,702	3,702	44,422	8%
Legal	-	-	10,000	0%
Engineering	-	-	7,000	0%
Audit	-	-	7,100	0%
Assessment roll preparation	667	667	8,000	8%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	292	292	3,500	8%
Trustee	-	-	5,000	0%
Postage	-	-	750	0%
Legal advertising	-	-	1,500	0%
Annual district filing fee	-	-	175	0%
Insurance	6,695	6,695	6,840	98%
Office supplies	-	-	500	0%
Other current charges	52	52	750	7%
Website: hosting and maintenance	705	705	705	100%
Website: ADA compliance	210	210	210	100%
Total professional & administrative	<u>12,323</u>	<u>12,323</u>	<u>101,652</u>	12%
Operating services				
Insurance: property	570	570	570	100%
Repairs and maintenance				
Pump station	-	-	2,000	0%
Bridge	-	-	500	0%
Total operating services	<u>570</u>	<u>570</u>	<u>3,070</u>	19%
Other fees and charges				
Tax collector	-	-	1,010	0%
Information systems services	770	770	2,030	38%
Property appraiser	-	-	38	0%
Total other fees and charges	<u>770</u>	<u>770</u>	<u>3,078</u>	25%
Total expenditures	<u>13,663</u>	<u>13,663</u>	<u>107,800</u>	13%

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Excess/(deficiency) of revenues over/(under) expenditures	(13,661)	(13,661)	(10,800)	
Fund balances - beginning	110,656	110,656	90,245	
Fund balances - ending Committed				
3 months working capital	32,383	32,383	32,383	
Bridge	6,000	6,000	6,000	
Irrigation/pump-station	16,000	16,000	16,000	
Unassigned	42,612	42,612	25,062	
Fund balances - ending	<u>\$ 96,995</u>	<u>\$ 96,995</u>	<u>\$ 79,445</u>	

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND
FOR THE PERIOD ENDED OCTOBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ -	\$ 117,493	0%
Total revenues	<u>-</u>	<u>-</u>	<u>117,493</u>	0%
EXPENDITURES				
Professional & administrative				
Landscape maintenance	-	-	90,000	0%
Plant replacements	-	-	2,500	0%
Property maintenance	1,230	1,230	15,000	8%
Electric	153	153	2,000	8%
Property insurance	2,552	2,552	3,024	84%
Repairs & maintenance - general	-	-	7,500	0%
Repairs & maintenance - irrigation (non pump station)	-	-	10,000	0%
Contingency/other	-	-	5,000	0%
Total professional & administrative	<u>3,935</u>	<u>3,935</u>	<u>135,024</u>	3%
Other fees and charges				
Tax collector	-	-	1,224	0%
Property appraiser	-	-	36	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>1,260</u>	0%
Total expenditures	<u>3,935</u>	<u>3,935</u>	<u>136,284</u>	3%
Excess/(deficiency) of revenues over/(under) expenditures	(3,935)	(3,935)	(18,791)	
Fund balances - beginning	154,828	154,828	125,691	
Fund balance - ending				
Assigned: 3 months working capital	36,339	36,339	36,339	
Assigned: landscape post construction	30,000	30,000	30,000	
Assigned: hard woods trimming & plant replacement	7,500	7,500	7,500	
Unassigned	77,054	77,054	33,061	
Fund balances - ending	<u>\$150,893</u>	<u>\$ 150,893</u>	<u>\$106,900</u>	

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2007
FOR THE PERIOD ENDED OCTOBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ -	\$ 249,559	0%
Interest	1	1	-	N/A
Total revenues	<u>1</u>	<u>1</u>	<u>249,559</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	100,000	0%
Interest	-	-	149,213	0%
Total debt service	<u>-</u>	<u>-</u>	<u>249,213</u>	0%
Other fees and charges				
Tax collector	-	-	2,600	0%
Property appraiser	-	-	98	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>2,698</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>251,911</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	1	1	(2,352)	
Fund balances - beginning	<u>296,138</u>	<u>296,138</u>	<u>293,676</u>	
Fund balances - ending	<u>\$ 296,139</u>	<u>\$ 296,139</u>	<u>\$ 291,324</u>	

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2007
FOR THE PERIOD ENDED OCTOBER 31, 2021**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	199	199
Fund balances - ending	\$ 199	\$ 199

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

9

DRAFT

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

The Board of Supervisors of the Boynton Village Community Development District held a Public Hearing and Regular Meeting on August 11, 2021, at 2:00 p.m., at the Sea Lofts at Boynton Village, 600 Sea Lofts Dr., Boynton Beach, Florida 33426.

Present were:

Richard Buck (via telephone)	Chair
Harvey Gonzalez	Vice Chair
Bret Fischer	Assistant Secretary
Tierra Smith	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Ginger Wald	District Counsel
Dean Goodboe (via telephone)	Sovereign Properties
Laura Weidaw (via telephone)	Walton Street Capital
Sara Cox (via telephone)	Cushman & Wakefield

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:30 p.m. Supervisors Gonzalez, Fischer, and Smith were present in person. Supervisor Buck was attending via telephone. Supervisor Camet was not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Goodboe stated his company was pleased to work with the new ownership group of the Pacifica Apartments. He introduced Ms. Sara Cox, a current resident of the Pacifica Apartments, as a candidate for appointment to the CDD Board.

Ms. Cox discussed her background and expressed interest in serving on the Board and responded to questions.

Ms. Weidaw stated her company was looking forward to contributing to the community.

38 **THIRD ORDER OF BUSINESS**

Acceptance of Resignation of Solange B. Camet, Seat 4; *Term Expires November, 2024*

39
40
41
42

Mr. Rom presented the resignation of Supervisor Solange Camet.

43

On MOTION by Mr. Fischer and seconded by Mr. Gonzalez, with all in favor, the resignation of Supervisor Solange B. Camet from Seat 4, was accepted.

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48 **FOURTH ORDER OF BUSINESS**

Consider Appointment of Qualified Elector Fill Unexpired Term of Seat 4

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Mr. Buck nominated Ms. Sara Cox to fill Seat 4. No other nominations were made.

52

On MOTION by Mr. Fischer and seconded by Ms. Smith, with all in favor, the appointment of Ms. Sara Cox to Seat 4, term expires November 2024, was approved.

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- 58 • **Administration of Oath of Office (*the following will be provided in a separate package*)**

59 Mr. Rom stated he would make arrangements to administer the Oath of Office to Ms.
60 Cox following the meeting.

61 This item was deferred.

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

64 **B. Membership, Obligations and Responsibilities**

65 **C. Financial Disclosure Forms**

66 **I. Form 1: Statement of Financial Interests**

67 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

68 **III. Form 1F: Final Statement of Financial Interests**

69 **D. Form 8B – Memorandum of Voting Conflict**

70

71 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-09,
Designating Certain Officers of the District,
and Providing for an Effective Date**

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This item was deferred.

76 **▪ Presentation of Engineer’s Certificate for Trust Indenture**

77 **This item, previously part of Item 12B, was presented out of order.**

78 Mr. Rom presented the Engineer’s Certificate for Trust Indenture, which was required in
79 conjunction with the bond trust documents and was submitted on July 30, 2021. He noted the
80 following items in Section VI, Field Inspection Findings:

81 ➤ Page 6, Item 1, Surface Water Management System: Retention Ponds 1 and 2 showed
82 erosion and steep drop offs at the lake edges. As authorized by the Maintenance Agreement,
83 proposals were requested to address the lake banks and work would be coordinated with the
84 Property Manager.

85 ➤ Page 7, Roadways, Item 4a: Sidewalk cracks and broken sidewalk hazards west of the
86 dog park would be repaired or replaced.

87 ➤ Page 7, Roadways, Items 4e, f, g, h and i: Repairs listed would be scheduled.

88 ➤ Page 7, Roadways, Item 4g: Traffic striping would be completed by August 12, 2021.

89 ➤ Page 7, Canal Bridge, Item 5: Bridge inspection is required every five years but the
90 expense was not budgeted. A \$5,750 proposal for bridge inspection was obtained and emailed
91 to the Board for consideration; a \$6,000 bridge maintenance line item may be utilized for this
92 expense. If additional repairs are needed, it may be necessary to utilize fund balance.

93

**On MOTION by Mr. Gonzalez and seconded by Mr. Fischer, with all in favor, the
WGI Engineering Services proposal for bridge inspection, in the amount of
\$5,750, and authorizing the Chair or Vice Chair to execute, was approved.**

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98

99 ➤ Page 8, Greenway: A proposal was requested from Osprey Landscaping to address
100 missing mulch and trees that need to be trimmed, removed and/or replaced.

101

102 **SIXTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2021/2022 Budget**

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104

105 **A. Proof/Affidavit of Publication**

106 The proof of publication was included for informational purposes.

107 **B. Consideration of Resolution 2021-10, Relating to the Annual Appropriations and**
108 **Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending**
109 **September 30, 2022; Authorizing Budget Amendments; and Providing an Effective**
110 **Date**

111 Mr. Rom stated the proposed Fiscal Year 2022 budget was unchanged since it was
112 presented at the last meeting. As previously discussed, the "Repairs and Maintenance-Bridge"
113 line item included \$500 and the "Fund balance – Bridge" line item included \$6,000.

114

**On MOTION by Mr. Gonzalez and seconded by Mr. Fischer, with all in favor, the
Public Hearing was opened.**

117
118

No members of the public spoke.

119
120

**On MOTION by Mr. Fischer and seconded by Mr. Gonzalez, with all in favor, the
Public Hearing was closed.**

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Mr. Rom presented Resolution 2021-10.

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126

**On MOTION by Mr. Gonzalez and seconded by Mr. Fischer, with all in favor,
Resolution 2021-10, Relating to the Annual Appropriations and Adopting the
Budget for the Fiscal Year Beginning October 1, 2021, and Ending September
30, 2022; Authorizing Budget Amendments; and Providing an Effective Date,
was adopted.**

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134 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-11,
Making a Determination of Benefit and
Imposing Special Assessments for Fiscal
Year 2021/2022; Providing for the**

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Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2021-11.

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On MOTION by Mr. Gonzalez and seconded by Ms. Smith, with all in favor, Resolution 2021-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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153

EIGHTH ORDER OF BUSINESS

Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2020, Prepared by Keefe McCullough

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Mr. Rom presented the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2020. There were no findings, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known of as a clean audit.

162

NINTH ORDER OF BUSINESS

Consideration of Resolution 2021-12, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2020

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Mr. Rom presented Resolution 2021-12.

169

On MOTION by Mr. Gonzalez and seconded by Ms. Smith, with all in favor, Resolution 2021-12, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2020, was adopted.

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TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2021

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177 Mr. Rom presented the Unaudited Financial Statements as of June 30, 2021.

178

179 **On MOTION by Mr. Gonzalez and seconded by Ms. Smith, with all in favor, the**
180 **Unaudited Financial Statements as of June 30, 2021, were accepted.**

181

182

183 **ELEVENTH ORDER OF BUSINESS**

Approval of May 12, 2021 Regular Meeting Minutes

184

185

186 Mr. Rom presented the May 12, 2021 Regular Meeting Minutes.

187

188 **On MOTION by Mr. Gonzalez and seconded by Mr. Fischer, with all in favor, the**
189 **May 12, 2021 Regular Meeting Minutes, as presented, were approved.**

190

191

192 **TWELFTH ORDER OF BUSINESS**

Staff Reports

193

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

195 Ms. Wald reported the following:

196 ➤ Beginning in Fiscal Year 2022, seven additional items must be added to Special District
197 audits so the audit fees would likely increase over the next few years.

198 ➤ Legislative changes now allow legal advertising to be done online, which could result in
199 cost savings.

200 ➤ Beginning in 2022, all stormwater management systems will be required to provide a
201 status report every five years. The District Engineer will likely need to do additional reporting.

202 ➤ A Memorandum of legislative updates would be emailed.

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

204 • **Presentation of Engineer's Certificate for Trust Indenture**

205 This item was presented following the Fourth Order of Business.

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

207 **I. Update: Outstanding Repairs and Maintenance Items**

208 ○ **Bench Replacement**

209 Mr. Rom presented a photograph of the bench that was installed.

210 ○ **Traffic Striping**

211 Mr. Rom presented a Memorandum from the Property Manager stating that traffic
212 striping would be completed on August 12, 2021.

213 **II. Update: 5-year Bridge Inspection**

214 This item was discussed earlier in the meeting.

215 **III. NEXT MEETING DATE: September 8, 2021 at 2:00 P.M.**

216 • **QUORUM CHECK**

217 The next meeting would be held on September 8, 2021, unless canceled.

218

219 **THIRTEENTH ORDER OF BUSINESS**

Public Comments

220

221 There were no public comments.

222

223 **FOURTEENTH ORDER OF BUSINESS**

Supervisors' Requests

224

225 There were no Supervisors' requests.

226

227 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

228

229 There being nothing further to discuss, the meeting adjourned.

230

231 **On MOTION by Mr. Gonzalez and seconded by Mr. Fischer, with all in favor, the**
232 **meeting adjourned at 2:56 p.m.**

233

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

237
238
239
240
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242

Secretary/Assistant Secretary

Chair/Vice Chair

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

10CI

From: [Daniel Rom](#)
To: [Debbie Tudor](#); [Daphne Gillyard](#)
Subject: FW: Boynton Village CDD - Agenda back up for Dec 8
Date: Tuesday, November 9, 2021 3:09:34 PM
Attachments: [image001.png](#)
[image002.png](#)

Please us the below as back up for:

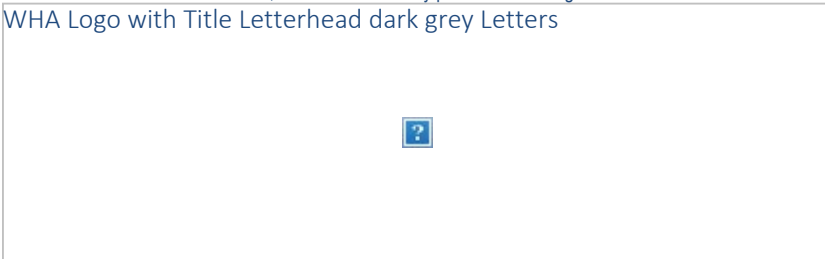
Update: BTCMA Repairs from July 2021 Trust Indenture Report

Thanks,

Daniel Rom
District Manager
E-Mail: romd@whhassociates.com
Wrathell, Hunt and Associates, LLC
[2300 Glades Road, Suite 410W](#)
[Boca Raton, FL 33431](#)
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013
Cell: 561.909.7930
www.whhassociates.com

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WHA Logo with Title Letterhead dark grey Letters



FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Joe Pita <Joe.Pita@fsresidential.com>
Sent: Tuesday, November 09, 2021 1:45 PM
To: Daniel Rom <romd@whhassociates.com>
Subject: RE: Boynton Village CDD - Annual Engineer's Report

Hi Daniel

To recap some of the Schnar's eng. Report:

1. We are waiting on Pond 1 repairs. They are ordering a new Control box to install. Everything seems to be stuck in our current supply chain.

2. Currently receiving Bids to repair Sidewalks and Asphalt issues. Hoping to complete these repairs before Jan1 2022.
3. Pond 2 repairs will begin after new Board is elected on December 2, 2021 Annual meeting. Once the new board is seated we will contact Schnars to re-estimate construction costs around Pond 2 and move forward to repair.

Also from the report; Tim Meloy was consulted on the Street striping so this was completed, (during our August Lake walk through) but the report must have been completed prior to Striping repairs.

Also Cayco Landscaping has addressed many of the Trimming and road debris issues.

I will keep you posted on any new updates after our Annual meeting.

Thank you



JOE PITA

Portfolio Property Manager

6300 Park of Commerce Blvd | Boca Raton, FL 33487

Direct 561-989-5161

Email joe.Pita@FSResidential.com

www.fsresidential.com

24/7 Customer Care Center: 866.378.1099

[Facebook](#) | [LinkedIn](#) | [YouTube](#)

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

10C11

BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION(S)

Sea Lofts at Boynton Village: 600 Sea Lofts Dr., Boynton Beach, Florida 33426
The District Boynton: 1000 Audace Ave., Boynton Beach, Florida 33426
Pacifica Apartments: 1100 Audace Ave., Boynton Beach, Florida 33426

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<i>LOCATION: Sea Lofts at Boynton Village: 600 Sea Lofts Dr., Boynton Beach, Florida 33426</i>		
October 13, 2021 CANCELED	Regular Meeting	2:00 PM
November 10, 2021 CANCELED	Regular Meeting	2:00 P.M.
December 8, 2021	Regular Meeting	2:00 P.M.
<i>LOCATION: The District Boynton: 1000 Audace Ave., Boynton Beach, Florida 33426</i>		
January 12, 2022	Regular Meeting	2:00 P.M.
February 9, 2022	Regular Meeting	2:00 P.M.
March 9, 2022	Regular Meeting	2:00 P.M.
<i>LOCATION: Pacifica Apartments: 1100 Audace Ave., Boynton Beach, Florida 33426</i>		
April 13, 2022	Regular Meeting	2:00 P.M.
May 11, 2022	Regular Meeting	2:00 P.M.
June 8, 2022	Regular Meeting	2:00 P.M.
<i>LOCATION: Sea Lofts at Boynton Village: 600 Sea Lofts Dr., Boynton Beach, Florida 33426</i>		
July 13, 2022	Regular Meeting	2:00 P.M.
August 10, 2022	Regular Meeting	2:00 P.M.
September 14, 2022	Public Hearing & Regular Meeting	2:00 P.M.