

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

The Board of Supervisors of the Boynton Village Community Development District held a Regular Meeting on May 11, 2022, at 2:00 p.m., at Pacifica Apartments, 1100 Audace Avenue, Boynton Beach, Florida 33426.

Present were:

Tierra Smith	Chair
James Wallace, III	Vice Chair
Sara Cox	Assistant Secretary
Edward Turner, Jr.	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Ginger Wald	District Counsel
Tanja Stojanovic	Bozzuto

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:08 p.m. Supervisors Smith, Wallace and Cox were present in person. Supervisors Buck and Stull were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Richard Buck,
Seat 1 (*Term Expires November, 2022*)**

Mr. Rom presented the letter of resignation from Mr. Buck. Mr. Rom noted Mr. Buck's many years of service on the Board.

<p>On MOTION by Ms. Smith and seconded by Ms. Cox, with all in favor, the resignation of Mr. Richard Buck from Seat 1, dated May 11,2022, was accepted.</p>
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**Consider Appointment of Sade Evans to Fill
Unexpired Term of Seat 1**

Ms. Wald recommended deferring the appointment of Ms. Evans, as she was not present at the meeting.

Ms. Smith nominated Ms. Tanja Stojanovic to fill Seat 1.

No other nominations were made.

On MOTION by Ms. Smith and seconded by Ms. Cox, with all in favor, the appointment of Ms. Tanja Stojanovic to fill Seat 1, term expires November, 2022 was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in a separate package*)**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Tanja Stojanovic.

The following items were presented following the Sixth Order of Business.

- 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**

FIFTH ORDER OF BUSINESS

**Acceptance of Resignation of Sara Cox,
Seat 4 (*Term Expires November, 2024*)**

Mr. Rom presented the letter of resignation from Ms. Cox and noted her service on the Board.

On MOTION by Ms. Cox and seconded by Mr. Wallace, with all in favor, the resignation of Ms. Sara Cox from Seat 4, dated May 11, 2022, was accepted.

**Consider Appointment of Tonja Stojanovic
to Fill Unexpired Term of Seat 4**

As Ms. Stojanovic was already appointed to Seat 1, others would be considered to fill Seat 4. Discussion ensued regarding the meeting schedule, additional appointments to consider and the process for filling vacant seats. Ms. Wald reviewed the necessary qualifications and process for the November General Election.

Ms. Smith nominated Mr. Edward Turner, Jr., to fill Seat 4.

No other nominations were made.

On MOTION by Ms. Smith and seconded by Mr. Wallace, with all in favor, the appointment of Mr. Edward Turner, Jr., to fill Seat 4, term expires November, 2024, was approved.

• **Administration of Oath of Office**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Edward Turner. Mr. Rom and Ms. Wald explained the following items:

- 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**

SEVENTH ORDER OF BUSINESS

**Acceptance of Resignation of Jennifer Stull,
Seat 2; (Term Expires November, 2022)**

Mr. Rom presented the letter of resignation from Ms. Stull.

On MOTION by Ms. Smith and seconded by Mr. Wallace, with all in favor, the resignation of Ms. Jennifer Stull from Seat 2, dated April 27, 2022, was accepted.

Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 2

- **Administration of Oath of Office**

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2022-03.

Ms. Smith nominated the following slate of officers:

Tierra Smith	Chair
James Wallace III	Vice Chair
Craig Wrathell	Secretary
Tanja Stojanovic	Assistant Secretary
Edward Turner, Jr.	Assistant Secretary
Vacant	Assistant Secretary
Daniel Rom	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

On MOTION by Ms. Smith and seconded by Mr. Wallace, with all in favor, Resolution 2022-03, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Palm Beach County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Rom presented Resolution 2022-04. Seat 1, currently held by Tanja Stojanovic, and Seat 2, currently vacant, will be up for election at the General Election in November 2022. He reviewed the qualifications and candidate qualifying period.

On MOTION by Ms. Smith and seconded by Mr. Wallace, with all in favor, Resolution 2022-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Palm Beach County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-05, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2022-05. He reviewed the proposed Fiscal Year 2023 budget highlighting line item increases, decreases and adjustments compared to the Fiscal Year 2022 budget and explained the reasons for any adjustments. He stated that Wrathell, Hunt and Associates, LLC (WHA) would be requesting a 3% increase to its Management Fee due to the additional workload related to on-site property management and Board Member onboarding. He noted that WHA had not previously raised its rates.

Mr. Rom stated that the Commercial properties do not contribute to the Special Revenue Fund budget and discussed use of “Unassigned” funds to reduce assessments. He stated it might be necessary to increase the Greenway budget “Electric” line item, from \$2,000 to \$2,500 to cover electricity for irrigation.

Mr. Rom stated it might be necessary to discuss the \$30,000 reserved for “Assigned: landscape post construction” to determine future plans in this area.

Ms. Wald discussed the Board’s ability to revise the proposed Fiscal Year 2023 budget up until its adoption at the Public Hearing. The consensus was to keep the funds in reserve for future landscaping of the area.

Discussion ensued regarding lake maintenance. Ms. Smith stated the CDD has performed all lake maintenance within lake tracts despite a question of ownership. Ms. Wald recommended checking with the District Engineer to be certain and noted that a Maintenance Agreement is in place to ensure proper maintenance and assign maintenance responsibilities.

Mr. Rom reviewed the Assessment Summary table and noted that using “Unassigned” fund balance to reduce Fiscal Year 2023 assessments would result in no increase or assessment decreases of up to \$3, depending on unit type, compared to Fiscal Year 2022. Without the use of unassigned fund balance, the units would have experienced an assessment increase of \$1 to \$20, depending on unit type, compared to Fiscal Year 2022.

Mr. Rom stated the Unit Types would be updated in accordance with the information provided to the Property Appraiser and Tax Collector.

On MOTION by Ms. Smith and seconded by Mr. Wallace, with all in favor, Resolution 2022-05, Approving Proposed Budgets for Fiscal Year 2022/2023, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for September 14, 2022 at 2:00 p.m., at Sea Lofts at Boynton Village, 600 Sea Lofts Drive, Boynton Beach, FL 33426; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Rom presented Resolution 2022-06.

The following change was made to the Fiscal Year 2023 Meeting Schedule:

LOCATION, October through March: Sea Lofts

LOCATION, April through September: Pacifica Apartments, 1100 Audace Avenue, Boynton Beach, Florida 33426

On MOTION by Ms. Smith and seconded by Mr. Wallace, with all in favor, Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023, as amended, and Providing for an Effective Date, was adopted.

**BOYNTON VILLAGE CDD
THIRTEENTH ORDER OF BUSINESS**

May 11, 2022

**Ratification of The Osprey Group, Inc.,
Invoice #20816 for Cortina Greenway ACC
Controller Replacement**

Mr. Rom presented The Osprey Group, Inc., Invoice #20816 for Cortina Greenway ACC Controller Replacement.

On MOTION by Mr. Turner and seconded by Mr. Wallace, with all in favor, The Osprey Group, Inc., Invoice #20816 for Cortina Greenway ACC Controller Replacement, in the amount of \$2,340, was ratified.

FOURTEENTH ORDER OF BUSINESS

**Consideration of The Osprey Group, Inc,
Invoice #20819 for Cortina Greenway
Repairs**

Mr. Rom presented The Osprey Group, Inc, Invoice #20819 for Cortina Greenway Repairs.

On MOTION by Ms. Stojanovic and seconded by Ms. Smith, with all in favor, The Osprey Group, Inc, Invoice #20819 for Cortina Greenway Repairs, in the amount of \$2,506.20, was approved.

FIFTEENTH ORDER OF BUSINESS

**Status of Renaissance Commons Blvd.
Bridge Repair Work**

Mr. Rom stated there was no update; he would work within the previously approved not-to-exceed amount of \$6,500.

SIXTEENTH ORDER OF BUSINESS

**Update: Boynton Town Center Master
Association (BTCMA) North and South
Pond Bank Repair Projects**

- **Project Spreadsheet**

Mr. Rom presented the Project Spreadsheet and noted that there has been no update since September 2, 2021. He spoke with the Property Manager of the Master Association; the Master Association underwent a Board transition and work has been submitted for approval but is not yet approved. Mr. Rom stated he would continue to follow up and provide updates.

**BOYNTON VILLAGE CDD
SEVENTEENTH ORDER OF BUSINESS**

May 11, 2022

Consideration of Schnars Engineering Corporation Stormwater Management Needs Analysis Proposal

Mr. Rom presented the Schnars Engineering Corporation proposal for preparation of the Stormwater Management Needs Analysis Report. Due to recently passed legislation, all CDDs must analyze their existing stormwater infrastructure, in terms of cost to install and operate and maintain, and determine the needs for the next 20 or more years. The initial Report is due by June 30, 2022 and then every five years thereafter. It was anticipated that the largest expense would be incurred with the first report.

On MOTION by Ms. Smith and seconded by Mr. Wallace, with all in favor, the Schnars Engineering Corporation proposal for preparation of the Stormwater Management Needs Analysis Report, in the amount of \$10,000, was approved.

EIGHTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

Mr. Rom presented the Unaudited Financial Statements as of March 31, 2022.

On MOTION by Ms. Stojanovic and seconded by Mr. Wallace, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.

NINETEENTH ORDER OF BUSINESS

Approval of December 8, 2021 Regular Meeting Minutes

Mr. Rom presented the December 8, 2021 Regular Meeting Minutes.

On MOTION by Ms. Stojanovic and seconded by Mr. Wallace, with all in favor, the December 8, 2021 Regular Meeting Minutes, as presented, were approved.

TWENTIETH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer: *Schnars Engineering Corporation*

There was no report.

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

- **NEXT MEETING DATE: June 8, 2022 at 2:00 P.M., at *Pacifica Apartments, 1100 Audace Avenue, Boynton Beach, Florida 33426***
 - **QUORUM CHECK**

The next meeting scheduled for June 8, 2022 would likely be canceled.

Mr. Rom stated over the past several years a resident contacted the CDD regarding speeding on Renaissance Commons Boulevard and the Board directed Staff to initiate a Traffic Enforcement Agreement with the City of Boynton Beach. Numerous inspections were necessary to determine whether any traffic deficiencies existed. Several minor issues were addressed and the City Engineer performed a reinspection and determined crosswalks require striping and signage. The Property Manager was advised and, once issues are addressed, a Traffic Enforcement Agreement or installation of speed tables could be considered by the Board.

TWENTY-FIRST ORDER OF BUSINESS

Public Comments

There were no public comments.

TWENTY-SECOND ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

TWENTY-THIRD ORDER OF BUSINESS

Adjournment


There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Turner and seconded by Ms. Stojanovic, with all in favor, the meeting adjourned at 3:21 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair