

**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 11, 2025 at 6:00 p.m., at Pacifica Apartments: 1100 Audace Ave., Boynton Beach, Florida 33426.

Present:

Shimon Davis
Benjamin Schor

Vice Chair
Assistant Secretary

Also present:

Kristen Thomas
Ginger Wald
Elisheva (Ellie) Weiner
Penina (Penny) Schwartz

District Manager
District Counsel
Supervisor-Appointee
Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 6:07 p.m. Roll call was taken during the Fourth Order of Business.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment of Qualified Elector
to Fill Unexpired Term of Seat 2; Term
Expires November 2026**

Mr. Davis nominated Elisheva (Ellie) Weiner to fill Seat 2. No other nominations were made.

<p>On MOTION by Mr. Davis and seconded by Mr. Schor, with all in favor, the appointment of Elisheva (Ellie) Weiner to fill Seat 2, was approved.</p>

FOURTH ORDER OF BUSINESS

**Administration of Oath of Office to
Appointed Supervisor (the following will**

also be provided under a separate package)

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Elisheva (Ellie) Weiner.

▪ **Roll Call**

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

Supervisors Davis, Schor and Weiner were present. Supervisors Smith and Turner were not present.

Ms. Thomas explained the following to Ms. Weiner before the meeting:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligation and Responsibilities

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

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

Ms. Thomas asked Mr. Davis and Mr. Schor to contact her if they do not receive an email from the Commission on Ethics to register and file Form 1 by the July 1, 2025 deadline. They are also required to complete four hours of ethics training by December 31, 2025.

FIFTH ORDER OF BUSINESS

**Acceptance of Resignation of Tierra Smith
[Seat 3]**

Ms. Thomas presented Tierra Smith's resignation.

<p>On MOTION by Mr. Davis and seconded by Mr. Schor, with all in favor, the resignation of Tierra Smith from Seat 3, was accepted.</p>

SIXTH ORDER OF BUSINESS

**Consider Appointment of Qualified Elector
to Fill Unexpired Term of Seat 3; Term
Expires November 2028**

Ms. Weiner nominated Penina (Penny) Schwartz to fill Seat 3. No other nominations were made.

On MOTION by Mr. Schor and seconded by Ms. Weiner, with all in favor, the appointment of Penina (Penny) Schwartz to fill Seat 3, was approved.

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

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Penina (Penny) Schwartz. She reviewed the items in the new Supervisor package with Ms. Schwartz before the meeting.

SEVENTH ORDER OF BUSINESS**Acceptance of Resignation of Edward Turner, Jr [Seat 4]**

Ms. Thomas presented Mr. Edward Turner's resignation.

On MOTION by Mr. Schor and seconded by Ms. Weiner, with all in favor, the resignation of Edward Turner from Seat 4, was accepted.

EIGHTH ORDER OF BUSINESS**Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 4; Term Expires November 2028**

Mr. Davis nominated Cody Herbst to fill Seat 4. No other nominations were made.

On MOTION by Mr. Schor and seconded by Ms. Weiner, with all in favor, the appointment of Cody Herbst to fill Seat 4, was approved.

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

The Oath of Office will be administered to Mr. Herbst at or before the next meeting.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-03. Ms. Weiner nominated the following slate:

Ellie Weiner	Chair
Shimon Davis	Vice Chair
Benjamin Schor	Assistant Secretary

Penny Schwartz

Assistant Secretary

No other nominations were made.

The Resolution removes the following from the Board:

Tierra Smith

Chair

Edward Turner, Jr.

Assistant Secretary

The following prior appointments by the Board remain unaffected by the Resolution:

Craig Wrathell

Secretary

Daniel Rom

Assistant Secretary

Kristen Thomas

Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Mr. Davis and seconded by Ms. Weiner, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Thomas presented Resolution 2025-04. She reviewed the proposed Fiscal Year 2026 budget, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

The following change was made to Resolution 2025-04:

HOUR: Change "2:00 p.m." to "5:30 p.m."

On MOTION by Ms. Weiner and seconded by Mr. Schor, with all in favor, Resolution 2025-04, as amended, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 13 2025 at 5:30 p.m., at Pacifica Apartments: 1100 Audace Ave., Boynton Beach, Florida 33426; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-05.

The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: October 1, 2025; January 7, 2026; February 4, 2026; April 1, 2026; May 6, 2026; August 5, 2026; and September 2, 2026

TIME: 5:30 PM

On MOTION by Ms. Weiner and seconded by Ms. Schwartz, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-06. She and Ms. Wald discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Davis and seconded by Ms. Weiner, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office

Ms. Thomas presented Resolution 2025-07.

On MOTION by Ms. Weiner and seconded by Mr. Davis, with all in favor, Resolution 2025-07, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301, as the Registered Office, was adopted.

FOURTEENTH ORDER OF BUSINESS**Ratification Items**

Ms. Thomas presented the following:

- A. Sullivan Electric & Pump, Inc., Invoice #25738 for Irrigation Pump System-SCADA Renewal Software Cell Service Subscription [\$860]
- B. The Osprey Group Inc Invoice No. 23746 for Irrigation Break [\$1,080]

On MOTION by Mr. Schor and seconded by Ms. Weiner, with all in favor, Sullivan Electric & Pump, Inc., Invoice #25738 for Irrigation Pump System-SCADA Renewal Software Cell Service Subscription, in the amount of \$860; and The Osprey Group Inc Invoice No. 23746 for Irrigation Break, in the amount of \$1,080, were ratified.

FIFTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of March 31, 2025**

On MOTION by Mr. Schor and seconded by Ms. Weiner, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

SIXTEENTH ORDER OF BUSINESS**Approval of December 3, 2024 Special Meeting and Audit Committee Meeting Minutes**

On MOTION by Mr. Davis and seconded by Mr. Schor, with all in favor, the December 3, 2024 Special Meeting and Audit Committee Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS**Staff Reports**

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

Ms. Wald reiterated the reminder to Board Members to electronically file their Form 1 Financial Disclosure by July 1, 2025 to the Commission on Ethics and complete the ethics training by December 31, 2025. Newly appointed Board Members have 30 days from receiving the email from the Commission on Ethics to register and file Form 1.

Ms. Wald stated that most of the legislative bills they were monitoring did not pass. She will present her firm's legislative memorandum at the August meeting. The Performance Measures/Standards & Annual Reporting Form will be on the agenda, since the House Bill 7013, Goals and Objectives requirement was not repealed.

B. District Engineer: Schnars Engineering Corporation

There was no report.

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

- **NEXT MEETING DATE: August 13, 2025 at 2:00 PM [Adoption of FY2026 Budget]**
 - **QUORUM CHECK**

The next meeting will be on August 13, 2025 at 5:30 p.m., instead of 2:00 p.m.

Ms. Thomas and Ms. Wald provided background on current CDD vendors Sullivan Electric & Pump, Inc. and The Osprey Group Inc, as to the project scope, cost and performance, since both Agreements expire September 30, 2025. The Board consensus is to enter into new Agreements with the same vendors, subject to Staff presenting new proposals at the next meeting.

EIGHTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS

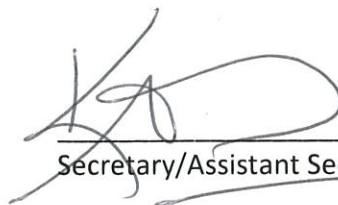
Supervisors' Requests

There were no Supervisors' request.

TWENTIETH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Weiner and seconded by Mr. Schwartz, with all in favor, the meeting adjourned at 6:53 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair