

**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 13, 2025 at 5:30 p.m., at Pacifica Apartments, 1100 Audace Ave., Boynton Beach, Florida 33426.

Present:

Ellie Weiner	Chair
Shimon Davis	Vice Chair
Benjamin Schor	Assistant Secretary
Penny Schwartz	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Scott Cochran	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 5:31 p.m.

Supervisors Davis, Weiner, Schwartz and Schor were present. Supervisor Herbst was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to
Appointed Supervisor, Cody Herbst (the
following will be provided under separate
package)**

This item was deferred.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**
- B. Membership, Obligations 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**

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-08,
Electing and Removing Officers of the
District and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Thomas presented Resolution 2025-09. She distributed and presented the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Ms. Schwartz and seconded by Mr. Davis, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Schor and seconded by Ms. Schwartz, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Weiner and seconded by Mr. Schor, with all in favor, Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September

30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion/Consideration: Engineers Certificate for Trust Indenture

Ms. Thomas asked the Board if they want her to email the Engineer's Certificate for the Trust Indenture, which is a requirement of the Trust Indenture and the CDD Goals and Objectives.

Ms. Thomas stated that, annually, the District Engineer walks the CDD's infrastructure and, since 2018, the Master Association, who is required to operate and maintain all CDD assets other than the Greenway as per the CDD Operations and Maintenance (O&M) Agreement have just copied and pasted the same information that goes into the Engineers Certificate and have not addressed most deficiencies. Her past actions with the Property Manager and emailing the entire Master Board Association have not proved successful in addressing most deficiencies. If there is no movement this year, she proposed District Counsel prepare a letter to the Master Association regarding defaulting on the Agreement.

Mr. Cochran stated that the CDD can be exposed to negligence. The Board can decide to terminate the Agreement and take over responsibilities, but that would impact the CDD's budget.

On MOTION by Ms. Weiner and seconded by Ms. Schwartz, with all in favor, accepting the Engineer's Certificate for the Trust Indenture, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Ms. Thomas presented the Audited Financial Statements for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024

On MOTION by Ms. Schwartz and seconded by Mr. Davis, with all in favor, Resolution 2025-10, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [Section 189.0694, Florida Statutes - Special Districts Performance Measures and Standards Reporting]

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Thomas stated that as the District Engineer's Annual Inspection of the CDD's infrastructure and related systems is pending and, as such, it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives; the final draft will be emailed to the Board for approval prior to the September 30, 2025 reporting deadline. The posting deadline to the CDD website is December 1, 2025.

On MOTION by Mr. Schor and seconded by Ms. Schwartz, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

Ms. Thomas presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, which are the same as in Fiscal Year 2025.

On MOTION by Mr. Davis and seconded by Ms. Weiner, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Special Districts Performance Measures and Standards Reporting, were approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Ms. Schwartz and seconded by Mr. Schor, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of June 11, 2025 Regular Meeting Minutes**

On MOTION by Ms. Weiner and seconded by Ms. Schwartz, with all in favor, the June 11, 2025 Regular Meeting Minutes, as presented, were approved.

- **Ratification of Sullivan Electric & Pump, Inc. Quotes #34866 & #34865**

This item was an addition to the agenda.

Ms. Thomas distributed and presented Sullivan Electric Pump, Inc. Quotes #34866 and #34865 to prime the pump and to replace the pump station's check valve, seal kit, run motor and grease the bearings around it.

On MOTION by Ms. Weiner and seconded by Ms. Schwartz, with all in favor, Sullivan Electric & Pump, Inc. Quotes #34866 and #34865, to replace the pump station's check valve, seal kit, run motor and grease the bearings around it and for services to prime the pump, in the amounts of \$360 and \$2,048.19, respectively, were ratified.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

- **2025 Legislative Update**

Mr. Cochran presented his firm's 2025 Legislative Update Memorandum outlining new and amended legislation regarding public records exemptions; bond rating requirements; rule making procedures; the Code of Ethics' new "stolen valor" provision and enforcement to collect ethics penalties; plat and re-plat submittal process; and revisions related to local government contracting, bidding, permitting and professional certification contracting and permitting, processing change orders.

- **Form 1 Submission and Ethics Training**

Mr. Cochran reminded the Board Members of the recent July 1, 2025 deadline to file Form 1 and urged them to file it if they have not already done so. Newly appointed Board

Members have 30 days from receiving the email from the Commission on Ethics to register and file Form 1.

Ms. Thomas stated that the State Commission on Ethics Team is behind about 60 days in emailing newly appointed Board Members' the information to register and file Form 1. New Board Members are required to complete the required four hours of ethics training by December 31, 2026 and report completion when filing Form 1 in 2027. Existing Board Members' must complete the training by December 31, 2025 and report completion when filing Form 1 in 2026.

B. District Engineer: Schnars Engineering Corporation

There was no report.

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

- **848 Registered Voters in District as of April 15, 2025**
- **UPCOMING MEETINGS**

October 1, 2025 at 5:30 PM

January 7, 2026 at 5:30 PM

- **QUORUM CHECK**

The next meeting will be on October 1, 2025, unless cancelled.

▪ **Consideration: Perform Annual Maintenance on the Pump Station**

This item was an addition to the agenda.

Ms. Thomas stated there is an annual review of the pump station at the end of September and maintenance costs are typically \$1,700 to \$1,900. She requested approval to proceed. The final proposal will be presented for ratification at the next meeting.

On MOTION by Ms. Weiner and seconded by Ms. Schwartz, with all in favor, authorizing proceeding with annual maintenance on the pump station, in a not-to-exceed amount of \$2,000, was approved.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Davis and seconded by Ms. Schwartz, with all in favor, the meeting adjourned at 6:05 p.m.

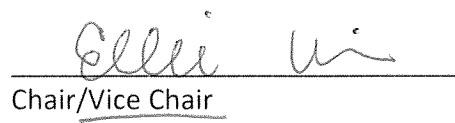
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

BOYNTON VILLAGE CDD



Secretary/Assistant Secretary

August 13, 2025



Ellie Wi
Chair/Vice Chair