

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on **Thursday, January 15, 2015 at 10:50 a.m.** at the office of Rizzetta & Company, Inc., 3434 Colwell Ave., Suite 200, Tampa, Florida 33614.

Present and constituting a quorum were:

Michael Piendel	Board Supervisor
Brandon Roberts	Board Supervisor
Sean Ware	Board Supervisor
Steven Wiltse	Board Supervisor

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Scott Steady	District Counsel; Burr Forman, LLP
Jamie Scarola	District Engineer; Scarola & Associates
Ed Bulleit	Bond Underwriter; MBS Capital Markets
Robbie Cox	Bond Underwriter; MBS Capital Markets
Brooke DeVito	Financial Consultant; Rizzetta & Company, Inc.
Jennifer Budis	Admin. Assistant; Rizzetta & Company, Inc.

Audience members, including:

Richard Dofka	Representative; Beazer Homes
Joyce Zevola	Representative; Beazer Homes

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Oath of Office for Newly Elected Supervisors

Mr. Cox announced that the new supervisors had been sworn in prior to the start of the meeting.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2015-25,
Canvassing and Certifying Election Results**

Mr. Cox presented Resolution 2015-25 to the Board for consideration and explained the document for them.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board adopted Resolution 2015-25, Canvassing and Certifying Election Results, for the Reserve at Pradera Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the
Organizational Meeting Held Nov. 13, 2014**

Mr. Cox presented the minutes of the organizational meeting held on November 13, 2014 to the Board for consideration.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board approved the minutes of the organizational meeting held on November 13, 2014 as presented for the Reserve at Pradera Community Development District.

Mr. Steady interjected and stated that as there is now a brand new Board of Supervisors, he would ask for a motion to ratify the previously adopted Resolution 2015-23, Authorizing Issuance of Bonds and explained the reason for ratification.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board ratified the previously approved Resolution 2015-23, Authorizing Issuance of Bonds, for the Reserve at Pradera Community Development District.

Mr. Steady then asked for a motion from the new Board of Supervisors to ratify the acquisition agreement for District infrastructure that was previously approved.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board ratified the previously approved acquisition agreement for District infrastructure for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-26,
Designating Officers of the District**

Mr. Cox presented Resolution 2015-26 to the Board for consideration. He explained the purpose of the document and opened the floor to nominations for chairman. Mr. Wiltse nominated Mr. Piendel to serve as chairman. As there were no other nominations, Mr. Cox closed the floor to nominations for that office and opened the floor to nominations for the position of vice chairman. Mr. Piendel nominated Mr. Roberts to serve as vice chairman. As

there were no other nominations, Mr. Cox confirmed the two offices and advised that the remaining Board members would serve as assistant secretaries along with himself and colleague Matthew Huber, another District Manager with Rizzetta & Company.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board adopted Resolution 2015-26, Designating Officers of the District, for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS

Public Hearing on District Rules of Procedure

Mr. Cox presented the topic for consideration by the Board and asked for a motion to open the public hearing portion of the meeting.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board opened the public hearing portion of the meeting on adoption of the Rules of Procedure for the Reserve at Pradera Community Development District.

Mr. Cox asked for any questions or comments from the public. As there were none, he then asked for a motion to close the public hearing portion of the meeting.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board closed the public hearing portion of the meeting on adoption of the Rules of Procedure for the Reserve at Pradera Community Development District.

(Mr. Wiltse stepped out of the meeting at this time.)

SEVENTH ORDER OF BUSINESS

Review of the District Rules of Procedure

Mr. Cox explained the purpose of the Rules of Procedure and provided a summary review of the document for the Board.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2015-27, Adopting the District's Rules of Procedure

Mr. Cox presented Resolution 2015-27 to the Board for consideration.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board adopted Resolution 2015-27, Adopting the District's Rules of Procedure, for the Reserve at Pradera Community Development District.

NINTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2014/2015 Final Budget

Mr. Cox presented the topic for consideration by the Board and asked for a motion to open the public hearing portion of the meeting.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board opened the public hearing portion of the meeting on adoption of the Fiscal Year 2014/2015 Final Budget for the Reserve at Pradera Community Development District.

Mr. Cox asked for any questions or comments from the public. As there were none, he then asked for a motion to close the public hearing portion of the meeting.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-28,
Adopting the Fiscal Year 2014/2015 Final
Budget**

Mr. Cox presented Resolution 2015-28 to the Board for consideration and reviewed the document for the Board.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board adopted Resolution 2015-28, Adopting the Fiscal Year 2014/2015 Final Budget, for the Reserve at Pradera Community Development District.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board closed the public hearing portion of the meeting on adoption of the Fiscal Year 2014/2015 Final Budget for the Reserve at Pradera Community Development District.

(At this time Mr. Wiltse rejoined the meeting in progress.)

ELEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2014/2015
Funding Agreement**

Mr. Cox presented the developer funding agreement for Fiscal Year 2014/2015 to the Board for consideration and explained the document for them.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board approved the Fiscal Year 2014/2015 developer funding agreement for the Reserve at Pradera Community Development District.

TWELFTH ORDER OF BUSINESS

**Public Hearing on Uniform Method of
Collection**

Mr. Cox presented the topic for consideration by the Board and asked for a motion to open the public hearing portion of the meeting.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board opened the public hearing portion of the meeting on adoption of utilization of the Uniform Method of Collection for the Reserve at Pradera Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-29,
Approving Utilization of the Uniform
Method of Collection**

Mr. Cox presented Resolution 2015-29 to the Board for consideration and explained the document for them.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board adopted Resolution 2015-29, Adopting Utilization of the Uniform Method of Collection, for the Reserve at Pradera Community Development District.

Mr. Cox asked for any questions or comments from the public. As there were none, he then asked for a motion to close the public hearing portion of the meeting.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board closed the public hearing portion of the meeting on adoption of utilization of the Uniform Method of Collection for the Reserve at Pradera Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Acceptance of Public
Facilities**

Mr. Steady presented a document authorizing the acceptance of public facilities to the Board for consideration. He explained the purpose of the document and asked the Board for a motion to ratify the document.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board ratified the document authorizing the acceptance of public facilities for the Reserve at Pradera Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Presentation of Draft Master Special
Assessment Allocation Report**

Mr. Cox advised that the draft master special assessment allocation report was not yet ready for presentation and that consideration of the item by the Board would be tabled.

SIXTEENTH ORDER OF BUSINESS

**Presentation of Draft Master Capital
Improvement Plan Engineer's Report**

Mr. Cox presented the item for consideration. Mr. Steady noted that the report is in draft

form only at the present time and should be accepted and filed as such, to be followed up by a revised version.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board accepted the Master Capital Improvement Plan Engineer's Report in draft form for the Reserve at Pradera Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Discussion of Special Assessments (Florida Statutes Chapter 170)

Mr. Cox presented the topic for discussion. Mr. Steady requested that the item be tabled.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Scott Steady

Mr. Steady had no additional information to present.

District Engineer – Jamie Scarola

Mr. Scarola had no additional information to present.

District Manager – Greg Cox

Mr. Cox confirmed that the next regular meeting is scheduled to be held on February 19, 2015 at 10:30 a.m.

The Board asked that future meetings be held instead at the office of Beazer Homes Corp., located at 9422 Camden Field Parkway in Riverview.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board amended the annual meeting schedule to reflect the change of location to the office of Beazer Homes Corp. located at 9422 Camden Field Parkway, Riverview, Florida 33578, for the Reserve at Pradera Community Development District.

Mr. Steady stressed the importance of having a quorum at the next few meetings.

Mr. Cox spoke about the District web site to be established as required by Florida Statute which led to general questions from the Board regarding privacy and public records.

Mr. Steady and Mr. Cox provided for the Board a summary review of Sunshine Law, Florida Statutes and ethics laws pertaining to publicly elected officials.

NINETEENTH ORDER OF BUSINESS

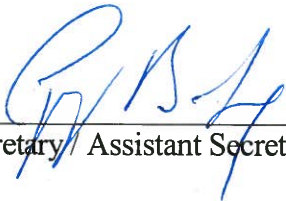
Supervisor Requests

Mr. Cox explained the agenda item for the Board. There were no additional requests.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board adjourned the meeting at 11:23 a.m. for the Reserve at Pradera Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman