

**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, February 19, 2015 at 10:30 a.m.** at the office of Beazer Homes Corp., 9422 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum were:

Michael Piendel	<b>Board Supervisor, Chairman</b>
Sean Ware	<b>Board Supervisor, Assistant Secretary</b>
Steven Wiltse	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Scott Steady	<b>District Counsel; Burr Forman, LLP</b>
Scott Brizendine	<b>Financial Consultant; Rizzetta &amp; Company, Inc.</b>
Brooke DeVito	<b>Financial Consultant; Rizzetta &amp; Company, Inc.</b>
Joyce Zevola	<b>Representative; Beazer Homes</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting Held Jan. 15, 2015**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on January 15, 2015 to the Board for consideration.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on January 15, 2015 as presented for the Reserve at Pradera Community Development District.
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**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2015-30,  
Revised Fiscal Year 2014/2015 Meeting  
Schedule**

Mr. Cox presented Resolution 2015-30 to the Board for consideration, advising that the change of meeting location was the reason for the document.

On a Motion by Mr. Piendel, seconded by Mr. Wiltse, with all in favor, the Board adopted Resolution 2015-30, Revised Fiscal Year 2014/2015 Meeting Schedule, for the Reserve at Pradera Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Mr. Steady reviewed for the Board the Master Capital Improvement Plan as prepared by District Engineer Jamie Scarola and answered questions from the Board.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board authorized the acceptance and filing of the Master Capital Improvement Plan Dated February 17, 2015 for the Reserve at Pradera Community Development District.

**FIFTH ORDER OF BUSINESS**

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

Ms. DeVito presented the Master Special Assessment Allocation Report to the Board for consideration. She, Mr. Brizendine, and Mr. Steady addressed questions from the Board.

On a Motion by Mr. Ware, seconded by Mr. Piendel, with all in favor, the Board authorized the acceptance and filing of the Master Special Assessment Allocation Report for the Reserve at Pradera Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-31, Declaring Special Assessments**

Mr. Steady discussed the process of approving and levying special assessments and presented Resolution 2015-31 to the Board for consideration. He noted that the Master Capital Improvement Plan, the Master Special Assessment Allocation Report, and the assessment plat and roll are exhibits to the resolution.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board adopted Resolution 2015-31, Declaring Special Assessments, for the Reserve at Pradera Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-32, Setting a Public Hearing**

Mr. Steady presented Resolution 2015-32 to the Board for consideration and reviewed the document for the Board. After discussion the Board agreed to hold the special assessments public hearing at 10:30 a.m. on March 31, 2015 at the Beazer Homes Corp. office in Riverview.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board adopted Resolution 2015-32, Setting a Public Hearing, for the Reserve at Pradera Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel – Scott Steady**

Mr. Steady had no additional information to present.

**District Engineer – Jamie Scarola**

The District Engineer was not present; there was no additional information to report.

**District Manager – Greg Cox**

Mr. Cox noted that the next regular meeting that was scheduled to be held on March 19<sup>th</sup> would be cancelled due to other bond-related meetings and the public hearing now scheduled to be held on March 31<sup>st</sup>. He also briefly discussed District funding issues. Ms. Zevola indicated that once the District's Federal EIN has been established, Beazer would be able to begin providing funds to the District's account.

Mr. Cox then presented proposals for general liability insurance and public officials' liability insurance from Stahl & Associates and Egis Insurance to the Board for consideration. After review the Board accepted the proposal package from Egis with coverage to begin on February 1, 2015.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board accepted the insurance package proposal from Egis Insurance for general liability and public officials' liability coverage to begin on February 1, 2015 for the Reserve at Pradera Community Development District.

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

**NINTH ORDER OF BUSINESS**

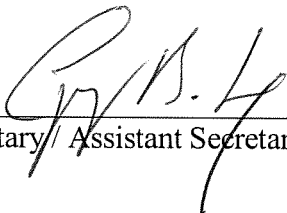
**Supervisor Requests**

There were no additional supervisor requests.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board adjourned the meeting at 11:12 a.m. for the Reserve at Pradera Community Development District.

  
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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman