

# **RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT**

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DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

## **RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING  
APRIL 23, 2015**

**RESERVE AT PRADERA  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
April 23, 2015 at 10:30 a.m.**

At the offices of Beazer Homes Corp., 9422 Camden Field Parkway, Riverview, FL 33578

<b>Board of Supervisors</b>	Michael Piendel Brandon Roberts Sean Ware Steven Wiltse	Chairman Vice Chairman Asst. Secretary Asst. Secretary
<b>District Manager</b>	Greg Cox	Rizzetta & Company, Inc.
<b>District Attorney</b>	Scott Steady	Burr Forman, LLP
<b>District Engineer</b>	Jamie Scarola	Scarola Associates

**All cellular phones and pagers must be turned off while in the meeting room.**

**The District Agenda is comprised of five different sections:**

The meeting will begin promptly at **10:30 a.m.** with the first section which is called **Audience Comments**. The Audience Comments portion of the agenda is when individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The Business Items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshop sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

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DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614**

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**Board of Supervisors  
Reserve at Pradera Community  
Development District**

April 15, 2015

**AGENDA**

Dear Board Members:

The special meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Thursday, April 23, 2015 at 10:30 a.m.** at the office of Beazer Homes Corp. located at 9422 Camden Field Parkway, Riverview, Florida 33578. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of Audit Committee  
Meeting held January 15, 2015 .....Tab 1
  - B.** Consideration of Minutes of Landowners'  
Meeting held January 15, 2015 .....Tab 2
  - C.** Consideration of Minutes of Board of Supervisors'  
Meeting held March 31, 2015 .....Tab 3
- 4. BUSINESS ITEMS**
  - A.** Board of Supervisor Appointment to vacant seat #1
  - B.** Consideration of Final Supplemental Assessment Methodology  
*(Under Separate Cover)*
  - C.** Consideration of Resolution Levying and Allocating Assessments  
Securing Series 2015 Bonds *(Under Separate Cover)*
  - D.** Consideration of Bond Issuance related Ancillary Agreements and Notice  
of Lien and any other required actions to issue the Series 2015 Bonds  
*(Under Separate Cover)*
- 5. STAFF REPORTS**
  - A.** District Counsel
  - B.** District Engineer
  - C.** District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to contact us at (813) 933-5571.

Sincerely,

*Gregory B. Cox*

Greg Cox  
District Manager

# **Tab 1**

**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 meeting of the Audit Review Committee of the Reserve at Pradera Community Development District was held on **Thursday, January 15, 2015 at 10:44 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	<b>Committee Member</b>
Sean Ware	<b>Committee Member</b>
Steven Wiltse	<b>Committee Member</b>
Brandon Roberts	<b>Committee Member</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Scott Steady	<b>District Counsel; Burr Forman, LLP</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Presentation of Auditor Selection  
Evaluation Criteria**

Mr. Cox presented the selection criteria to the committee members for consideration and briefly reviewed the information for them. He advised that they can recommend either including or excluding price as a factor in their evaluation.

The Committee chose to include price as one of the evaluation criteria.

<p>On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Audit Review Committee recommended approving the evaluation criteria that includes price for the Request For Proposals for auditing services for the Reserve at Pradera Community Development District.</p>
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**THIRD ORDER OF BUSINESS**

**Presentation of Audit Proposal  
Instructions**

Mr. Cox presented the audit proposal instructions to the committee members for consideration and briefly reviewed the information for them. He advised that they can recommend either including or excluding price as part of the instructions to proposers.

The Committee chose to include price as part of the instructions.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Audit Review Committee recommended approving the Instructions to Proposers which includes price as part of the RFP for auditing services for the Reserve at Pradera Community Development District.

**FOURTH ORDER OF BUSINESS**

**Presentation of Notice of Request For  
Proposals for Annual Audit Services**

Mr. Cox presented the notice of RFP for auditing services advertisement to be published to the Committee for consideration.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Committee authorized District Management to advertise the Request For Proposals for auditing services for the Reserve at Pradera Community Development District.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Committee adjourned the meeting at 10:47 a.m. for the Reserve at Pradera Community Development District.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/ Vice Chairman

## **Tab 2**

**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 landowners' meeting 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 were:

Michael Piendel                      **Landowner Representative; Beazer Homes Corp.**

Also present were:

Greg Cox                                **District Manager; Rizzetta & Company, Inc.**  
Scott Steady                            **District Counsel; Burr Forman, LLP**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order. He stated the meeting was announced at a public meeting on November 13, 2014 and duly advertised on December 21, 2014 and December 28, 2014 as prescribed by Florida Statute.

**SECOND ORDER OF BUSINESS**

**Elect a Meeting Chairman for the Purpose of Conducting a Landowners' Election**

Mr. Piendel nominated Mr. Cox to serve as chairman for the purpose of conducting the landowners' election.

**THIRD ORDER OF BUSINESS**

**Nominations for Positions of Supervisors**

Mr. Cox stated that there were five positions being elected to the Board of Supervisors and stated that the two person with the most votes will serve four-year terms, while the other three will serve two-year terms. Mr. Cox then asked for nominations for Supervisors for the District. Mr. Piendel nominated himself, Brandon Roberts, Steve Wiltse, and Sean Ware.

**FOURTH ORDER OF BUSINESS**

**Determination of Number of Voting Units Represented**

Mr. Cox stated that Mr. Piendel had a proxy form for Beazer Homes Corp. authorizing 150

votes supported by documentation attached.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Mr. Cox asked for the completed ballots. Mr. Cox stated that he was in receipt of a ballot completed by Mr. Piendel representing Beazer Homes Corp. casting 150 votes for himself, Michael Piendel; 150 votes for Brandon Roberts; 149 votes for Steve Wiltse; and 149 votes for Sean Ware. There were no other ballots.

**SIXTH ORDER OF BUSINESS**

**Tabulation of Ballots**

Mr. Cox stated that while seat #1 would remain vacant, Sean Ware was elected to seat #2 and would serve a two-year term; Steve Wiltse was elected to seat #3 and would serve a two-year term; Brandon Roberts was elected to seat #4 and would serve a four-year term; and Mr. Piendel was elected to seat #5 and would serve a four-year term.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

The landowners' meeting for the Reserve at Pradera CDD was adjourned at 10:59 a.m.

## **Tab 3**

**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 **Tuesday, March 31, 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>
Brandon Roberts	<b>Board Supervisor, Vice 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>
Jamie Scarola	<b>Interim District Engineer; Scarola &amp; Assoc.</b>
Robbie Cox	<b>Underwriter; MBS Capital Markets</b>
Danny Tyler	<b>Bond Counsel; Nabers, Giblin &amp; Nickerson, P.A.</b>
Brooke DeVito	<b>Financial Consultant; Rizzetta &amp; Company, Inc.</b>
Joyce Zevola	<b>Representative; Beazer Homes</b>
Camille Evans	<b>Underwriter Counsel; Greenberg Traurig, P.A.</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 Feb. 19, 2015**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on February 19, 2015 to the Board for consideration.

On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on February 19, 2015 as presented for the Reserve at Pradera Community Development District.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Special Assessments  
(Open Public Hearing)**

Mr. Steady opened the discussion with an explanation of the proceedings to take place relative to the bond issuance process. He requested that the Board open the public hearing on special assessments.

On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board opened the public hearing for the Reserve at Pradera Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-33,  
Levying Special Assessments**

Mr. Steady presented Resolution 2015-33, and explained the purpose of the resolution and the exhibits. He took testimony from Joyce Zevola, representing Beazer Homes as landowner, whereas she confirmed the contents of the Engineering Report included as an exhibit and confirmed the improvements.

On a Motion by Mr. Piendel, seconded by Mr. Wiltse, with all in favor, the Board adopted the Resolution 2015-33, Levying Special Assessments for the Reserve at Pradera Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Master Assessment  
Methodology Report**

Mr. Steady advised the Board, convening as the Equalization Board, to move to concur with the Master Assessment Methodology report.

Meeting as the Equalization Board, on a Motion by Mr. Piendel seconded by Mr. Roberts, with all in favor, the Board approved to concur with the presented Master Methodology Assessment Report for the Reserve at Pradera Community Development District.

On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board closed the public hearing for the Reserve at Pradera Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-34,  
Delegation Award**

Mr. Danny Tyler, Bond Counsel, presented and explained Resolution 2015-34 and its exhibits to the Board. Ms. Brooke DeVito presented the Preliminary Supplemental Special Assessment Allocation report to the Board and addressed their questions. (Exhibit A). There was

a discussion opened by Mr. Piendel regarding potential changes to the final dollar amount of the bond.

On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board adopted Resolution 2015-34, Delegation Award for the Reserve at Pradera Community Development District.

On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board authorized the Chairman of the Board to execute a Notice of Lien and enter into an acknowledgement for the Reserve at Pradera Community Development District.

**SEVENTH 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 report.

**District Manager – Greg Cox**

Mr. Cox reminded the Board that the next meeting was scheduled for Thursday, April 16, 2015. The Board discussed the meeting date and decided that this date would not work. They directed the staff to cancel the meeting on April 16, 2015 and re-notice a special meeting for Thursday, April 23, 2015 at 10:30 a.m.

Mr. Cox presented a proposal from Suncoast Pool Service for maintenance on the District entrance fountain for 3 services per week at \$350 per month.

On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board approved the proposal from Suncoast Pool Service for maintenance on the District entrance fountain for 3 services per week at \$350 per month for the Reserve at Pradera Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no additional supervisor requests.

**NINTH ORDER OF BUSINESS**

**Adjournment**

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT**

**March 31, 2015 - Minutes of Meeting**

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On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board adjourned the meeting at 11:15 a.m. for the Reserve at Pradera Community Development District.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

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