

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 organizational meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on **Thursday, November 13, 2014 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
Robert Barber	Board Supervisor
Steven Wiltse	Board Supervisor

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Scott Steady	District Counsel; Burr Forman, LLP
Brooke DeVito	Financial Consultant; Rizzetta & Company, Inc.
Robbie Cox	Bond Underwriter; MBS Capital Markets
Joyce Zevola	Representative; Beazer Homes
Richard "RJ" Dofka	Representative; Beazer Homes
Jennifer Budis	Administrative Assistant; Rizzetta & Company, Inc.

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 Board Supervisors

Mr. Cox administered the oath of office to the three supervisors, Mr. Piendel, Mr. Barber, and Mr. Wiltse. Mr. Cox confirmed the supervisors' request to receive no compensation for serving on the Board. Mr. Cox also noted that the Board was interested in filling a vacant seat created by a Beazer employee's leaving the firm. Mr. Wiltse nominated Richard "RJ" Dofka to serve on the Board of Supervisors.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board appointed Richard "RJ" Dofka to serve on the Board of Supervisors for the Reserve at Pradera Community Development District.

Mr. Cox administered the oath of office to Mr. Dofka.

THIRD ORDER OF BUSINESS

Review of Chapter 190, Florida Statutes

Mr. Cox provided a brief review of Florida Statutes Chapter 190.

FOURTH ORDER OF BUSINESS

**Review of Guide to Sunshine Laws and
Code of Ethics for Public Officers and
Employees**

Mr. Steady and Mr. Cox provided the Board with a summary review of Florida Sunshine Laws, public records information, and the Code of Ethics for Public Officers and Employees.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-01,
Appointing Chairman**

Mr. Cox presented Resolution 2015-01 to the Board for consideration and explained the purpose of the document for them. Mr. Barber nominated Mr. Piendel to serve as chairman.

On a Motion by Mr. Barber, seconded by Mr. Wiltse, with all in favor, the Board adopted Resolution 2015-01, Appointing Chairman, for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2015-02,
Appointing Vice Chairman**

Mr. Cox presented Resolution 2015-02 to the Board for consideration and explained the purpose of the document for them. Mr. Piendel nominated Mr. Barber to serve as vice chairman.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-02, Appointing Vice Chairman, for the Reserve at Pradera Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-03,
Appointing a District Manager**

Mr. Cox presented Resolution 2015-03 to the Board for consideration and explained the purpose of the document for them. He confirmed that a copy of the management agreement from Rizzetta & Company, Inc. to be signed was included as Exhibit "A" to the resolution.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-03, Appointing a District Manager, for the Reserve at Pradera Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2015-04,
Appointing Secretary**

Mr. Cox presented Resolution 2015-04 to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-04, Appointing Secretary, for the Reserve at Pradera Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05,
Appointing Treasurer and Assistant
Treasurer**

Mr. Cox presented Resolution 2015-05 to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-05, Appointing Treasurer and Assistant Treasurer, for the Reserve at Pradera Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-06,
Appointing Assistant Secretaries**

Mr. Cox presented Resolution 2015-06 to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-06, Appointing Assistant Secretaries, for the Reserve at Pradera Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-07,
Appointing District Counsel**

Mr. Cox presented Resolution 2015-07 to the Board for consideration and explained the purpose of the document for them. He confirmed that a copy of the letter of engagement from Mr. Steady's firm, Burr Forman LLP, to be signed would be included as Exhibit "A" to the resolution.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-07, Appointing District Counsel, for the Reserve at Pradera Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-08,
Designating Registered Agent and
Registered Office**

Mr. Cox presented Resolution 2015-08 to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-08, Designating Registered Agent and Registered Office, for the Reserve at Pradera Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-09,
Designating Local District Records Office**

Mr. Cox presented Resolution 2015-09 to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-09, Designating Local District Records Office, for the Reserve at Pradera Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Retention of Interim
District Engineer**

Mr. Cox presented the topic of retaining an interim District Engineer to the Board for consideration.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board appointed Jamie Scarola and his firm Scarola & Associates as interim District Engineer for the Reserve at Pradera Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Travel Reimbursement
Policy**

Mr. Cox presented the travel reimbursement policy to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board approved the travel reimbursement policy as presented for the Reserve at Pradera Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-10,
Setting Forth District Policy for Legal
Defense of Board Members & Officers**

Mr. Cox presented Resolution 2015-10 to the Board for consideration and explained the purpose of the document for them. Mr. Steady emphasized the document's importance.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-10, Setting Forth the District Policy for Legal Defense of Board Members & Officers, for the Reserve at Pradera Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-11,
Authorizing Filing of Notice of
Establishment**

Mr. Cox presented Resolution 2015-11 to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-11, Authorizing Filing of Notice of Establishment, for the Reserve at Pradera Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-12,
Adopting Records Retention Schedule**

Mr. Cox presented Resolution 2015-12 to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-12, Adopting Records Retention Schedule, for the Reserve at Pradera Community Development District.

NINETEENTH ORDER OF BUSINESS

Authorizing RFQ for District Engineer

Mr. Cox explained to the Board the necessity for and the process of selecting a firm to provide engineering services for the District.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board authorized staff to proceed with the process of selecting a District Engineer for the Reserve at Pradera Community Development District.

TWENTIETH ORDER OF BUSINESS

**Authorizing District Manager to Obtain
Insurance**

Mr. Cox explained to the Board the necessity for and process of obtaining the proper insurance coverages for the District.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board authorized the District Manager to obtain insurance coverage for the Reserve at Pradera Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

**Consideration of Resolution 2015-13,
Setting Date, Time & Place of Landowner
Meeting**

Mr. Cox presented Resolution 2015-13 to the Board for consideration and explained the purpose of the document for them. The Board agreed upon January 15, 2015 at 10:30 a.m.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-13, Setting Date, Time and Place of Landowner Meeting, for the Reserve at Pradera Community Development District.

TWENTY-SECOND ORDER OF BUSINESS

**Consideration of Resolution 2015-14,
Designating Meeting Dates, Time & Place**

Mr. Cox presented Resolution 2015-14 to the Board for consideration and explained the purpose of the document for them. The Board agreed upon the third Thursday of each month at 10:30 a.m., with the exception of December 17th at 1:00 p.m.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-14, Designating Regular Meeting Dates, Time and Place, for the Reserve at Pradera Community Development District.

TWENTY-THIRD ORDER OF BUSINESS

**Consideration of Establishment of Audit
Committee and Setting the First Meeting**

Mr. Cox explained to the Board the necessity for conducting annual audits of the District and the process of selecting a firm to provide those services for the District.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board appointed the members of the Board of Supervisors to serve as the members of the Audit Review Committee for the Reserve at Pradera Community Development District.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board approved the first meeting of the Audit Review Committee to be held on January 15, 2015 for the Reserve at Pradera Community Development District.

**TWENTY-FOURTH ORDER OF BUSINESS Consideration of Resolution 2015-15,
Approving the Proposed Budget for Fiscal
Year 2014/2015 and Setting Date, Time &
Place for Public Hearing**

Mr. Cox presented Resolution 2015-15 to the Board for consideration and explained the purpose of the document for them. He also reviewed the proposed budget with the Board.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-15, Approving the Proposed Budget for Fiscal Year 2014/2015 and Setting Date, Time and Place for Public Hearing, for the Reserve at Pradera Community Development District.

TWENTY-FIFTH ORDER OF BUSINESS Consideration of Funding Agreement

Mr. Cox informed the Board that a funding agreement would be presented at the next meeting for consideration and explained the purpose of the document for them.

**TWENTY-SIXTH ORDER OF BUSINESS Consideration of Resolution 2015-16,
Setting Date, Time & Place of Public
Hearing on Adoption of Rules of
Procedure and Authorizing Publication of
Notice of Hearing**

Mr. Cox presented Resolution 2015-16 to the Board for consideration and explained the purpose of the document for them. He reviewed the purpose of the Rules of Procedure and the necessity to hold a public hearing for adoption of the rules.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-16, Setting Date, Time and Place of Public Hearing on Adoption of Rules of Procedure and Authorizing Publication of Notice of Hearing, for the Reserve at Pradera Community Development District.

**TWENTY-SEVENTH ORDER OF BUSINESS Consideration of Resolution 2015-17,
Setting Date, Time & Place of Public
Hearing on Uniform Method of Collection
and Authorizing Publication of Notice of
Hearing**

Mr. Cox presented Resolution 2015-17 to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-17, Setting Date, Time and Place of Public Hearing on Uniform Method of Collection and Authorizing Publication of Notice of Hearing, for the Reserve at Pradera Community Development District.

**TWENTY-EIGHTH ORDER OF BUSINESS Consideration of Resolution 2015-18,
Selecting District Depository**

Mr. Cox presented Resolution 2015-18 to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-18, Selecting District Depository, for the Reserve at Pradera Community Development District.

**TWENTY-NINTH ORDER OF BUSINESS Consideration of Resolution 2015-19,
Authorizing Bank Account Signatories**

Mr. Cox presented Resolution 2015-19 to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-19, Authorizing Bank Account Signatories, for the Reserve at Pradera Community Development District.

**THIRTIETH ORDER OF BUSINESS Consideration of Resolution 2015-20,
Approving Disbursement for Expenses**

Mr. Cox presented Resolution 2015-20 to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-20, Approving Disbursement for Expenses, for the Reserve at Pradera Community Development District.

**THIRTY-FIRST ORDER OF BUSINESS Consideration of Resolution 2015-21,
Appointing Bond Counsel**

Mr. Cox presented Resolution 2015-21 to the Board for consideration and explained the purpose of the document for them. He confirmed that a copy of the letter of engagement from Danny Tyler's firm, Nabors Giblin & Nickerson P.A., to be signed would be included as Exhibit "A" to the resolution.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-21, Appointing Bond Counsel, for the Reserve at Pradera Community Development District.

THIRTY-SECOND ORDER OF BUSINESS

**Consideration of Resolution 2015-22,
Appointment of Investment Banker**

Mr. Cox presented Resolution 2015-22 to the Board for consideration and explained the purpose of the document for them. He confirmed that a copy of the letter of engagement from Robbie Cox's firm, MBS Capital Markets LLC, to be signed would be included as Exhibit "A" to the resolution.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-22, Appointing Investment Banker, for the Reserve at Pradera Community Development District.

THIRTY-THIRD ORDER OF BUSINESS

**Consideration of Resolution 2015-23,
Authorizing the Issuance of Bonds,
Approving the Form of Indenture, and
Authorizing Commencement of Validation
Proceedings**

Mr. Cox presented Resolution 2015-23 to the Board for consideration and Mr. Steady explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-23, Authorizing the Issuance of Bonds, Approving the Form of Indenture, and Authorizing Commencement of Validation Proceedings, for the Reserve at Pradera Community Development District.

THIRTY-FOURTH ORDER OF BUSINESS

Staff Reports

District Counsel – Scott Steady

i. Consideration of Acquisition Agreement for District Infrastructure

Mr. Steady presented a draft form of the acquisition agreement to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board approved the Acquisition Agreement for District Infrastructure in substantial form for the Reserve at Pradera Community Development District.

ii. Consideration of Resolution 2015-24, Acceptance of Maintenance for SWFWMD Permit

Mr. Steady presented Resolution 2015-24 to the Board for consideration and explained the purpose of the document for them.

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adopted Resolution 2015-24, Acceptance of Maintenance for SWFWMD Permit, for the Reserve at Pradera Community Development District.

Interim District Engineer – Jamie Scarola

As Jamie Scarola was not present, Mr. Cox asked the Board if they had any questions; they did not.

District Manager – Greg Cox

Mr. Cox announced that the next meeting is scheduled to be held on Wednesday, December 17, 2014 at 1:00 p.m. at the office of Rizzetta & Company, Inc.

THIRTY-FIFTH ORDER OF BUSINESS

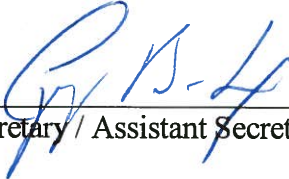
Supervisor Requests

There were no additional supervisor requests.

THIRTY-SIXTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Wiltse, seconded by Mr. Piendel, with all in favor, the Board adjourned the meeting at 11:32 a.m. for the Reserve at Pradera Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman