

**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.

Mr. Steady discussed the Chapter 170.08 process to levy the special assessments. After the Board heard testimony from property owner concurring with the propriety and advisability of making the improvements and funding them with the assessments the Board passed a motion to move forward with levying the assessments. Thereafter the Board heard testimony from the property owner regarding the assessment methodology and assessment roll and the Board passed a motion finding the assessments equalized.

**FOURTH ORDER OF BUSINESS**

**Closed Public Hearing**

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.

**FIFTH 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.

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.

**SIXTH 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.

**SEVENTH 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.

**EIGHTH 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.

**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. Roberts, with all in favor, the Board adjourned the meeting at 11:15 a.m. for the Reserve at Pradera Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman