

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 special meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on **Tuesday, April 23, 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	Board Supervisor, Chairman
Brandon Roberts	Board Supervisor, Vice Chairman
Sean Ware	Board Supervisor, Assistant Secretary
Gerald Cyr	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Scott Steady	District Counsel; Burr Forman, LLP
Scott Brizendine	Director of Finance; Rizzetta & Company, Inc.
Brooke DeVito	Financial Consultant; Rizzetta & Company, Inc.
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

Audience Comments

No audience members present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Audit Meeting Held January 15, 2015

Mr. Cox presented the Audit Meeting Minutes of January 15, 2015. This item was tabled.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Landowners Meeting Held January 15, 2015

Mr. Cox presented the Landowner Meeting Minutes of January 15, 2015.

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

FIFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held March 31, 2015

Mr. Cox presented the Meeting Minutes of March 31, 2015.

Mr. Steady requested the item be tabled to the May 21, 2015 meeting so that he could review the contents further and make some clarifications in the minutes.

SIXTH ORDER OF BUSINESS

Board of Supervisor Appointment to Vacant Seat #1

Mr. Cox explained that there was currently a vacant Supervisor seat and that the Board had the ability to appoint someone to that seat. He noted that the seat was Seat #1 and that the current term of the seat was from 2015 to 2017.

On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board appointed Mr. Gerald Cyr to Seat #1 for the Reserve at Pradera Community Development District.

Mr. Cox, a Notary with the State of Florida, administered the Oath of Office to Mr. Cyr. Mr. Steady briefed Mr. Cyr regarding Florida Sunshine laws, Ethics laws and other relevant administrative requirements of the position. Mr. Cyr joined the meeting at this time.

SEVENTH ORDER OF BUSINESS

Consideration of Final Assessment Methodology Report (under separate cover)

All Bond related topics on the agenda were tabled by the Board to the May 21, 2015 meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution Levying and Allocating Assessments Securing Series 2015 Bonds *(under separate cover)*

All Bond related topics on the agenda were tabled by the Board to the May 21, 2015 meeting.

NINTH ORDER OF BUSINESS

Consideration of Bond Issuance Related Ancillary Agreements and Notice of Lien and any other Required Actions Related to issue Series 2015 Bonds *(under separate cover)*

All Bond related topics on the agenda were tabled by the Board to the May 21, 2015 meeting.

TENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Scott Steady

Mr. Steady informed the Board they acquired a bill of sale for the Phase 1A improvements and offsite improvements. They are in the process of getting quit claim deeds for the 2 platted parcels to be conveyed to the District and acquisitions of the recreational center and major hardscaping. Upon completion of these items confirmation of accepting the quit claim deeds and the acceptance of the recreation center and the hardscape will be brought back before the board.

District Engineer – Jamie Scarola

Not present.

District Manager – Greg Cox

Mr. Cox presented the Board with the draft proposed budget for fiscal year 2015-2016 and explained the differences between levying assessments on the tax roll for the coming year or having the developer fund the budget expenses as they currently are. Mr. Brizendine explained the methodology for levying the assessments.

The Board tabled the discussion on the FY2015-2016 proposed budget so that a decision could be reached regarding whether to levy assessments or proceed with developer funding.

Mr. Cox reminded the Board that the next meeting was scheduled for Thursday, May 21, 2015 at 10:30 a.m. at office of Beazer Homes Corp.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Piendel requested that staff have the pool service contractor service the fountain at entrance to the District.

TWELFTH ORDER OF BUSINESS

Adjournment

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



Secretary / Assistant Secretary



Chairman / Vice Chairman