

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, May 21, 2015 at 10:35 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
Marston VeVea	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Scott Steady	District Counsel; Burr Forman, LLP
Brooke DeVito	Financial Consultant; Rizzetta & Company, Inc. <i>(via. conf. call)</i>

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.

Mr. Steady provided an update to the Board regarding the status of the Bond issuance. Mr. Steady explained that the pre-closing was expected to be completed at the June 18, 2015 CDD Board meeting. Mr. Steady explained that the adoption of all required documents would be completed at that time. With this information provided, Mr. Steady departed the meeting.

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.

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

FOURTH 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.

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 March 31, 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 April 23, 2015**

Mr. Cox presented the Meeting Minutes of April 23, 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' meeting held on April 23, 2015 as presented for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for April 2015**

Mr. Cox presented the Operations & Maintenance Expenditures for April 2015 which totaled \$24,253.74.

On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board approved the April 2015 Operation & Maintenance Expenditures totaling 24,253.74 for the Reserve at Pradera Community Development District.

SEVENTH ORDER OF BUSINESS

Acceptance of Resignation of Steven Wiltse

Mr. Cox presented the resignation of Steven Wiltse from the Board of Supervisors effective May 21, 2015.

On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board accepted the resignation of Steven Wiltse from the Board of Supervisors effective May 21, 2015 for the Reserve at Pradera Community Development District.

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

May 21, 2015, 2015 - Minutes of Meeting

Page 3

EIGHTH ORDER OF BUSINESS

**Board of Supervisor Appointment of
Vacant Seat #3**

Mr. Cox explained that with the resignation of Steven Wiltse from Seat #3 of the Board of Supervisors, the Board could appoint another individual to that seat. He explained that the seat was a landowner seat with a term of 2015-2017.

On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board appointed Marston Vevea to Seat #3 with a term of 2015-2017 for the Reserve at Pradera Community Development District.

Mr. Cox administered the Oath of Office to Mr. Vevea and Mr. Vevea joined the meeting.

NINTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Cox informed the Board that the official count of registered voters in the District as of April 15, 2015 per the Supervisor of Elections Office is zero registered voters.

TENTH ORDER OF BUSINESS

**Consideration of Fountain Maintenance
Service Agreement**

Mr. Cox presented a proposal from Hallelujah Pool Service to perform pool and fountain service twice a week for \$800.00 per month for the pool service and \$150.00 per month for fountain service. He explained that the vendor has expressed concern regarding the repeated staining from the water in the fountain and the recommendation to have the original builder inspect.

On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board approved the proposal from Hallelujah Pool Service to perform pool and fountain service twice a week for \$800.00 per month for the pool service and \$150.00 per month for the fountain service for the Reserve at Pradera Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Request for
Qualifications for District Engineering
Services**

Mr. Cox presented the presentation of qualifications from Scarola and Associates for the services as District Engineer.

On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board approved the selection of Scarola and Associates as District Engineer for the Reserve at Pradera Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Final Supplemental Assessment Methodology (under separate cover)

This item was tabled.

THIRTEENTH ORDER OF BUSINESS

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

This item was tabled.

FOURTEENTH 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)

This item was tabled.

FIFTEENTH ORDER OF BUSINESS

Presentation of FY 2015-2016 Proposed Budget (under separate cover)

Mr. Cox presented several options for the proposed Fiscal Year 2015-2016 proposed budget. The options included levying tax roll and off roll assessments or with the developer funding O&M expenditures for the fiscal year. The Board members discussed the options.

The meeting recessed at 11:28 a.m.

At 11:36 a.m., Mr. Cox called the meeting back to order and verified all were still present when the meeting recessed.

The Board members expressed the need to consider approval of the Assessment Methodology as they wished to proceed with the proposed budget that levied assessments versus the developer funding. Ms. Brooke DeVito joined the meeting via teleconference and explained the Assessment Methodology to the Board members. After discussion among the Board members, the Board approved the Assessment Methodology in its substantial form pending final approval by the Chairman.

<p>On a Motion by Mr. Ware, seconded by Mr. Piendel, with all in favor, the Board approved the Assessment Methodology in its substantial form pending Chairman approval for the Reserve at Pradera Community Development District.</p>
--

The Board made several changes to the presented proposed budget.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-35;
Approving Proposed Budget and Setting a
Public Hearing**

Mr. Cox presented Resolution 2015-35 and explained that with the adoption of the Resolution, the Board would be approving the proposed budget and setting the public hearing for consideration of adopting the final budget.

On a Motion by Mr. Piendel, seconded by Mr. Roberts, with all in favor, the Board adopted Resolution 2015-35; Adopting the proposed budget and setting a public hearing for consideration of adopting the final budget for the Reserve at Pradera Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Scott Steady

No report.

District Engineer – Jamie Scarola

Not present.

District Manager – Greg Cox

Mr. Cox reminded the Board that the next meeting was scheduled for Thursday, June 18, 2015 at 10:30 a.m. at office of Beazer Homes Corp, located at 9422 Camden Field Parkway, Riverview, Florida 33578.

EIGHTEENTH ORDER OF BUSINESS

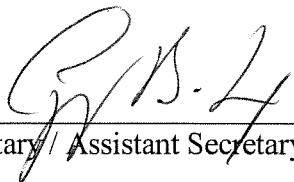
Supervisor Requests

There were no supervisor requests.

NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Vevea, seconded by Mr. Roberts, with all in favor, the Board adjourned the meeting at 12:02 p.m. for the Reserve at Pradera Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman