

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, August 20, 2015 at 10:50 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
Sean Ware	Board Supervisor, Assistant Secretary
Gerald Cyr	Board Supervisor, Assistant Secretary
Gary Betz	Board Supervisor, Supervisor

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Scott Steady	District Counsel; Burr Forman, LLP
Sandy Oram	District Manager; Rizzetta & Company, Inc.
Erika Mitchell	Beazer Homes Representative
Matt Wixted	Beazer Homes Representative

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and conducted roll call. Mr. Piendel indicated that Mr. VeVeVa was no longer an employee of Beazer Homes, and that Mr. VeVeVa would be leaving the Board of Supervisors for the CDD.

SECOND ORDER OF BUSINESS

Audience Comments

No audience members present.

THIRD ORDER OF BUSINESS

Ratification of Bond Documents

Mr. Steady reviewed the list of bond related documents that were approved or adopted by the Board of Supervisors at the last meeting, and requested that the Board make a motion to ratify the previous Board action regarding Resolution 2015-39; Levying of Bond assessments; Agreement regarding completion of certain improvements; Agreement regarding a true-up as to Series 2015 assessments assignment collateral and assumption of developmental rights relating to the 2015 project, supplemental lien of record and disclosure of public financing.

On a Motion by Mr. Piendel, seconded by Mr. Betz, with all in favor, the Board ratified the approvals for the Bond related documents presented by District Counsel for the Reserve at Pradera Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2015-41, Bill of Sale and Quit Claim Document Approvals

Mr. Steady presented Resolution 2015-41 and explained the purpose of the Resolution and its contents, which consisted of exhibits: Certificate of Project Engineer, Bill of Sale and a Quit Claim Deed, and the Certificate of the District Engineer confirming the amount totals of \$4,994, 715.09.

On a Motion by Mr. Piendel, seconded by Mr. Betz, with all in favor, the Board adopted Resolution 2015-41, Bill of Sale and Quit Claim Deed for the Reserve at Pradera Community Development District.

Mr. Steady discussed the need for an Architect's Report before the bond proceeds can be released. He noted that the commercial property does not have a debt assessment on it and that Beazer Homes will have to make an in-kind contribution. Mr. Steady also discussed the assignment of warranties. Finally, Mr. Steady requested a Board motion to authorize the Chairman to approve the architect's agreement outside of a Board meeting.

On a Motion by Mr. Cyr, seconded by Mr. Ware, with all in favor, the Board authorized the Chairman to approve and agreement with a selected architect for the Reserve at Pradera Community Development District.

Mr. Steady left at this time, while the meeting was in progress.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held July 16, 2015

Mr. Cox presented the minutes of July 16, 2015 board of supervisors' meeting.

On a Motion by Mr. Ware, seconded by Mr. Betz, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on July 16, 2015 as presented for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of the Audit Committee Meeting Held July 16, 2015

On a Motion by Mr. Ware, seconded by Mr. Piendel, with all in favor, the Board approved the minutes of the Audit Committee meeting held on July 16, 2015 as presented for the Reserve at Pradera Community Development District.

SEVENTH ORDER OF BUSINESS

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

Mr. Cox presented the Operations & Maintenance Expenditures for June 2015 which totaled \$4,283.19.

On a Motion by Mr. Ware, seconded by Mr. Betz, with all in favor, the Board approved the Operations & Maintenance Expenditures for June 2015 (\$4,283.19) as presented for the Reserve at Pradera Community Development District.

EIGHTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2015-2016
Budget**

A. Budget Presentation

Mr. Cox presented the proposed budget and explained the budget process. Ms. DeVito presented the Final Assessment Methodology to the Board which would be an exhibit to the assessment Resolution.

B. FY15-16 Budget Public Hearing

On a Motion by Mr. Ware, seconded by Mr. Piendel, with all in favor, the Board opened the public hearing for the FY15-16 Budget for the Reserve at Pradera Community Development District.

No comments were made during the public hearing.

On a Motion by Mr. Piendel, seconded by Mr. Ware, with all in favor, the Board closed the public hearing for the Fiscal Year 2015-2016 Budget for the Reserve at Pradera Community Development District.

C. Consideration of Resolution 2015-36, Approving the Final Budget for Fiscal Year 2015-2016.

Mr. Cox presented Resolution 2015-36 and explained its contents and purpose.

On a Motion by Mr. Cyr, seconded by Mr. Betz, with all in favor, the Board adopted Resolution 2015-36, Approving Fiscal Year 2015-2016 Budget for the Reserve at Pradera Community Development District.

D. Consideration of Resolution 2015-37, Imposing Special Assessments

Mr. Cox presented Resolution 2015-37 and explained its contents and purpose.

On a Motion by Mr. Betz, seconded by Mr. Cyr, with all in favor, the Board adopted Resolution 2015-37, Imposing Special Assessments for the Reserve at Pradera Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-38,
Setting Fiscal Year 2015-2016 Meeting
Schedule**

Mr. Cox presented Resolution 2015-38, Setting the meeting schedule for the fiscal year 2015-2016, for the Boards' consideration.

On a Motion by Mr. Cyr, seconded by Mr. Ware, with all in favor, the Board adopted Resolution 2015-38, Setting the Fiscal Year 2015-2016 Meeting Schedule for the Reserve at Pradera Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-40, Re-
Designation of Officers**

Mr. Cox presented Resolution 2015-40, Re-Designation of Officers, and explained the purpose of the Resolution and explained the selection process.

Mr. Cox opened the floor for nominations for Chairman and Mr. Cyr nominated Mr. Piendel as Chairman and there were no other nominations.

Mr. Cox opened the floor for nominations for Vice-Chairman and Mr. Piendel nominated Mr. Ware as Vice-Chairman and there were no other nominations.

Mr. Cox then explained that along with the Chairman and the Vice-Chairman, the remaining Supervisors, himself and Ms. Oram would be appointed as Assistant Secretaries with the adoption of Resolution 2015-40.

On a Motion by Mr. Ware, seconded by Mr. Betz, with all in favor, the Board adopted Resolution 2015-40, Re-Designating the Officers for the Reserve at Pradera Community Development District.

Not present.

District Engineer – Jamie Scarola

Not present.

District Manager – Greg Cox

Mr. Cox reminded the Board that the next regular meeting was scheduled for Thursday, September 17, 2015 at 10:30 a.m. at office of Beazer Homes Corp, located at 9422 Camden Field Parkway, Riverview, Florida 33578.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

None


TWELFTH ORDER OF BUSINESS

Adjournment

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



Secretary / Assistant Secretary



Chairman / Vice Chairman