

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, July 21, 2016 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:

Gerald Cyr	Board Supervisor, Chairman
Erika Mitchell	Board Supervisor, Assistant Secretary
Milton Andrade	Board Supervisor, Assistant Secretary
Mike Southward	Board Supervisor, Assistant Secretary

Also present was:

Sandy Oram	District Manager, Rizzetta & Company, Inc.
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Jim Bispo	Representative, Envera Systems
Adam Landis	Beazer Homes Site Agent

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Oram called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

Ms. Oram stated that Jim Bispo from Envera Systems was present to give the Board a presentation. Mr. Bispo gave the Board a presentation for security at the pool and playground area. He entertained the Board members' questions. Discussion ensued. The Board decided that they would finance the security system and make monthly payments.

On a Motion by Mr. Southward, seconded by Mr. Cyr, with all in favor, the Board of Supervisors approved Envera Systems' proposal for a security system in the amount of \$23,105.34 as presented for the Reserve at Pradera Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on June 16, 2016

Ms. Oram presented the minutes of the Board of Supervisors' meeting held on June 16, 2016.

On a Motion by Mr. Cyr, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on June 16, 2016 as presented for the Reserve at Pradera Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for May 2016

Ms. Oram presented the Operations & Maintenance Expenditures for May 2016.

On a Motion by Mr. Southward, seconded by Mr. Andrade, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for May 2016 (\$39,694.46) as presented for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2016/2017 Final Budget

Ms. Oram asked for a motion to open the public hearing on the fiscal year 2016/2017 final budget.

On a Motion by Mr. Cyr, seconded Mr. Southward, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2016/2017 Final Budget for the Reserve at Pradera Community Development District.

Ms. Oram presented and reviewed the final budget for fiscal year 2016/2017. Upon discussion the Board decided not to make any changes to the proposed budget.

Ms. Oram asked for a motion to close the public hearing on the fiscal year 2016/2017 final budget.

On a Motion by Mr. Southward, seconded Ms. Mitchell, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2016/2017 Final Budget for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2016-03, Adopting Fiscal Year 2016/2017 Final Budget

Ms. Oram presented and reviewed Resolution 2016-03, Adopting Fiscal Year 2016/2017 Final Budget.

On a Motion by Mr. Cyr, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Resolution 2016-03, Adopting Fiscal Year 2016/2017 Final Budget for the Reserve at Pradera Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-04,
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. Oram presented and reviewed Resolution 2016-04, Imposing Special Assessments and Certifying an Assessment Roll.

On a Motion by Mr. Southward, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Resolution 2016-04, Imposing Special Assessments and Certifying an Assessment Roll for the Reserve at Pradera Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2016-05,
Setting the Meeting Schedule for Fiscal
Year 2016/2017**

Ms. Oram presented and reviewed Resolution 2016-05, Setting the Meeting Schedule for Fiscal Year 2016/2017.

On a Motion by Mr. Cyr, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Resolution 2016-05, Setting the Meeting Schedule for Fiscal Year 2016/2017 (the third Wednesday of the month at 10:30 a.m. at the office of Beazer Homes Corp., located at 9422 Camden Field Parkway, Riverview, FL 33578) for the Reserve at Pradera Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2016-06, Re-
designating Officers of the District**

Ms. Oram presented and reviewed Resolution 2016-06, Re-designating Officers of the District. She stated that since Chris Barton had resigned at the last meeting the Board need to fill the office of the Vice Chairman.

On a Motion by Mr. Cyr, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Resolution 2016-06, Re-designating Officers of the District (Gerald Cyr – Chairman, Milton Andrade – Vice Chairman, Mike Southward, Erika Mitchell and Sandra Oram – Assistant Secretaries) for the Reserve at Pradera Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Qualifications for District Engineering Services

Ms. Oram stated that the Board had previously received five qualifications for District Engineering Services and had decided to table them for more time to review. Discussion ensued regarding the qualifications.

On a Motion by Mr. Cyr, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors authorized District staff to enter into contract with Genesis for the District's Engineering Services for the Reserve at Pradera Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposal for Planting the Littoral Shelves in Ponds #6 and #7

Ms. Oram presented the proposal from Aquatic Systems for planting the littoral shelves in ponds #6 and #7 that was tabled at the previous meeting. The Board decided to table this item again.

TWELFTH ORDER OF BUSINESS

Presentation of Monthly Financial Statement

Ms. Oram presented and reviewed the monthly financial statement for May 2016.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposal to Repair/Replace Lights at the Pool Entrance

Ms. Oram presented the proposal from Illuminations Holiday Lighting to repair/replace the lights at the pool entrance. Discussion ensued. Ms. Oram will check and see what exactly needs to be repaired or replaced and contract for the work to be done.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager – John Crawford

Mr. Crawford presented the Field Inspection Report dated June 23, 2016. He explained to the Board that the Oak and Crepe Myrtle trees are planted to deep to thrive. The Board does not want to have the trees raised at this time. They stated that they would like to proceed with the proposal from B&F Lawn & Landscaping to fertilize to see if it will help the condition of the trees.

Ms. Oram will contact B&F Lawn & Landscaping to make sure that they are watering the new sod by the Mail Kiosk.

B. Aquatics Manager – Josh McGarry

Not present. Ms. Oram presented the Aquatic Inspection Report dated June 7, 2016.

C. District Counsel – Scott Steady

Not present.

D. District Engineer

Not present.

E. District Manager – Sandy Oram

Ms. Oram reminded the Board that the next regular meeting was scheduled for August 18, 2016 at 10:30 a.m.

Mr. Southward selected the design for the “No Trespassing” signage and instructed Ms. Oram to proceed with the ordering and the installation of the signs.

Mr. Southward requested that Ms. Oram contact Hillsborough County Sheriff’s Office to set up a schedule for off-duty patrols at a rate of \$30.00 per hour with a minimum 3 hour shift.

Mr. Southward requested that a letter be sent to the residents regarding the security measures that the Board is implementing.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Oram asked if there were any Supervisor requests.

A resident informed the Board that there is damage to a sidewalk near his home. Mr. Southward instructed Mr. Andrade to have the contractors fix the area the next time they are poring a sidewalk or driveway.

A resident asked about keys to the mail kiosk. The resident was told that they would be available some time next week and that they would be contacted by a Beazer Homes representative.

Mr. Southward stated that he would like the Field Inspection Report posted to the website each month.

SIXTEENTH ORDER OF BUSINESS

Adjournment

Ms. Oram stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

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On a Motion by Mr. Southward, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors adjourned the meeting at 12:44 p.m. for the Reserve at Pradera Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman