

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, September 15, 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:

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

Also present was:

Sandy Oram	District Manager, Rizzetta & Company, Inc.
Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Bruce Kaschyk	District Engineer, Genesis Group
Baylen Dahl	Representative, Beazer Homes
Brian Friend	Representative, B&F Landscape

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 members present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on July 21, 2016

Ms. Oram presented the minutes of the Board of Supervisors' meeting held on July 21, 2016.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on July 21, 2016 as presented for the Reserve at Pradera Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for June and
July 2016**

Ms. Oram presented the Operations & Maintenance Expenditures for June and July 2016.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for June 2016 (\$21,040.46) as presented for the Reserve at Pradera Community Development District.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for June 2016 (\$21,040.46) as presented for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of a Board Supervisor
Resignation (Gerald Cyr)**

Ms. Oram presented a resignation letter received from Gerald Cyr. She asked the Board for a motion to accept Mr. Cyr's resignation.

On a Motion by Ms. Mitchell, seconded Mr. Andrade, with all in favor, the Board of Supervisors accepted Gerald Cyr's resignation from the Board of Supervisors for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of a Board Supervisor
Replacement**

Ms. Oram asked if the Board had a nomination for the appointment of a Supervisor to vacant seat #2.

On a Motion by Ms. Mitchell, seconded by Mr. Southward, with all in favor, the Board of Supervisors appointed Baylen Dahl to seat #2 on the Board of Supervisors for the Reserve at Pradera Community Development District.

Mr. Dahl chose to waive compensation for meeting attendance.

SEVENTH ORDER OF BUSINESS

Review of Sunshine Law

Ms. Oram reviewed the Sunshine Law with Mr. Dahl. She asked Mr. Dahl to review the new supervisor package, complete the Form 1 and send it to the Supervisor of Elections for the County in which he resides.

EIGHTH ORDER OF BUSINESS

Administer Oath of Office

Ms. Oram, a notary public in the State of Florida, administered the oath of office to Mr. Dahl. Mr. Dahl swore and affirmed to the oath and executed it.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2016-07, Re-designating Officers of the District

Ms. Oram presented and reviewed Resolution 2016-07, Re-designating Officers of the District. She stated that since Gerald Cyr had resigned from the Board they would need another Supervisor to fill the office of the Chairman.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Resolution 2016-07, Re-designating Officers of the District (Milton Andrade – Chairman, Erica Mitchell – Vice Chairman, Mike Southward, Baylen Dahl, Sandra Oram and Matthew Huber – Assistant Secretaries) for the Reserve at Pradera Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2016-08, Revising District Records Location

Ms. Oram presented and reviewed Resolution 2016-08, Revising District Records Location. Ms. Oram stated that Rizzetta & Company had moved its office to a new location.

On a Motion by Ms. Mitchell, seconded by Mr. Andrade, with all in favor, the Board of Supervisors approved Resolution 2016-08, Revising District Records Location (Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, FL 33569) for the Reserve at Pradera Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2016-09, Re-designating a Registered Agent's Office

Ms. Oram presented and reviewed Resolution 2016-09, Re-designating a Registered Agent's Office.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Resolution 2016-09, Re-designating a Registered Agent's Office (Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, FL 33569) for the Reserve at Pradera Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2016-10, Re-designating the Secretary of the District

Ms. Oram presented and reviewed Resolution 2016-10, Re-designating the Secretary of the District.

On a Motion by Ms. Mitchell, seconded by Mr. Andrade, with all in favor, the Board of Supervisors approved Resolution 2016-10, Re-designating the Secretary of the District (Eric Dailey) for the Reserve at Pradera Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-11, Re-designating the Assistant Treasurer of the District

Ms. Oram presented and reviewed Resolution 2016-11, Re-designating the Assistant Treasurer of the District.

On a Motion by Ms. Mitchell, seconded by Mr. Andrade, with all in favor, the Board of Supervisors approved Resolution 2016-11, Re-designating the Assistant Treasurer of the District (William Rizzetta) for the Reserve at Pradera Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-12, Re-designating the Treasurer of the District

Ms. Oram presented and reviewed Resolution 2016-12, Re-designating the Treasurer of the District.

On a Motion by Ms. Mitchell, seconded by Mr. Andrade, with all in favor, the Board of Supervisors approved Resolution 2016-12, Re-designating the Treasurer of the District (Shawn Wildermuth) for the Reserve at Pradera Community Development District.

FIFTEENTH ORDER OF BUSINESS

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

Ms. Oram presented and reviewed the proposal for planting the littoral shelves in ponds #6 and #7. Discussion ensued. The Board decided to table this item as they felt that the plantings were no longer needed at this time.

SIXTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Statement

Ms. Oram presented and reviewed the Monthly Financial Statement for July. There were no questions.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Proposals for District's Insurance Renewal

Ms. Oram presented and reviewed the proposals from Egis and Stahl & Associates for the District's insurance renewal.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Egis's proposal for the District's insurance renewal (\$8,875.00) for the Reserve at Pradera Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Proposals for Reserve Study

Ms. Oram presented and reviewed the proposals for a Reserve Study from Custom Reserves, Florida Reserve Study and Global Solutions Partners. Discussion ensued. The Board decided to table the proposals until their next meeting.

NINETEENTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager – John Crawford

Mr. Crawford presented the Field Inspection Report dated August 24, 2016.

The Board approved proposal from B&F Landscape to remove the dirt around the Oak trees and apply fertilizer and to also add fill dirt to washout areas along pond bank next to Mail Kiosk, five yards of top soil and Bahia Sod. Need to monitor for new growth.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the proposal for B&F excluding the removal of the Red Maple Tree for a total of \$2,790.00 for the Reserve at Pradera Community Development District.

B. Aquatics Manager – Josh McGarry

Not present. Ms. Oram presented the Aquatic Inspection Report dated August 8, 2016. She stated that the ponds all appear to be in great condition.

C. District Counsel – Scott Steady

Not present.

D. District Engineer – Bruce Kaschyk

Mr. Kaschyk introduced himself to the Board as the District's new District Engineer.

Mr. Kaschyk will inspect the mail kiosk for its turnover to the District and will review any outstanding punch list items with Ms. Oram prior to the next Board meeting.

E. District Manager – Sandy Oram

Ms. Oram reminded the Board that the next regular meeting was scheduled for October 20, 2016 at 10:30 a.m.

Ms. Oram stated that Prager & Company would no longer be providing Dissemination Services. She presented and reviewed Rizzetta & Company's proposal for the District's Dissemination Services.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Rizzetta & Company's proposal to provide Dissemination Services for the Reserve at Pradera Community Development District.

The Board authorized the Chairman to execute the new contract between the District and Rizzetta & Company for District Management Services. Ms. Oram will send the contract to Mr. Andrade for execution.

On a Motion by Ms. Mitchell, seconded by Mr. Andrade, with all in favor, the Board of Supervisors authorized District Chairman to execute Rizzetta & Company's new contract to provide District Management Services for the Reserve at Pradera Community Development District.

Ms. Oram presented and reviewed her Action Items List with the Board.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

Ms. Oram asked if there were any Supervisor requests. There were none.

TWENTY-FIRST 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.

On a Motion by Ms. Mitchell, seconded by Mr. Andrade, with all in favor, the Board of Supervisors adjourned the meeting at 11:31 a.m. for the Reserve at Pradera Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman