

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, December 15, 2016 at 10:31 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, Chairman
Erika Mitchell	Board Supervisor, Vice Chairman
Baylen Dahl	Board Supervisor, Assistant Secretary

Also present was:

Christina Lange	District Manager, Rizzetta & Company, Inc.
Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Chelsea Holloway	Administrative Assistant, Rizzetta & Company, Inc.
Bruce Kaschyk	District Engineer, Genesis Group
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Frank Boyle	Representative, B&F Landscape
Virginia Tillman	Representative, Aquatic Systems
Amanda Miller	Representative, Aquatic Systems
Nick Peacock	Representative, Beazer Homes
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

The Board entertained audience comments regarding response time to resident issues, no after hours contact, and the website.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on September 15, 2016

Ms. Lange presented the minutes of the Board of Supervisors' meeting held on September 15, 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 September 15, 2016 as presented for the Reserve at Pradera Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for August, September and October 2016

Ms. Lange presented the Operations & Maintenance Expenditures for August, September and October 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 August (\$26,386.31), September (\$27,715.05) and October 2016 (\$41,795.46) as presented for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of a Board Supervisor Resignation (Michael Southward)

Ms. Lange presented a resignation letter received from Michael Southward. She asked the Board for a motion to accept Mr. Southward's resignation.

On a Motion by Ms. Mitchell, seconded Mr. Andrade, with all in favor, the Board of Supervisors accepted Michael Southward'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. Lange asked if the Board had any nominations for the appointment of Supervisors to vacant seat #1 with a two year term and vacant seat #5 with a four year term.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors appointed Nick Peacock to seat #1 on the Board of Supervisors for the Reserve at Pradera Community Development District.

SEVENTH ORDER OF BUSINESS

Review of Sunshine Law

Mr. Huber reviewed the Sunshine Law with Mr. Peacock. He asked Mr. Peacock 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. Lange, a notary public in the State of Florida, administered the oath of office to Mr. Peacock. Mr. Peacock swore and affirmed to the oath and executed it.

Mr. Peacock chose to waive compensation for meeting attendance.

NINTH ORDER OF BUSINESS

Presentation of Monthly Financial Statement

Ms. Lange presented and reviewed the Monthly Financial Statement for September. There were no questions.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Reserve Study

Ms. Lange presented proposals for a Reserve Study from Custom Reserves, Florida Reserve Study and Global Solutions Partners that were previously tabled by the Board. Discussion ensued.

On a Motion by Mr. Andrade, seconded by Mr. Peacock, with all in favor, the Board of Supervisors approved Florida Reserve proposal for the District's Reserve Study (\$2,800.00) for the Reserve at Pradera Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of Agreement from Genesis for Professional Engineering Services

Ms. Lange presented the agreement from Genesis for Professional Engineering Services. She stated that the Chairman had executed the agreement that was previously approved by the Board and asked for a motion to ratify his actions.

On a Motion by Ms. Mitchell, seconded by Mr. Andrade, with all in favor, the Board of Supervisors ratified the Chairman's execution of Genesis' Agreement for Professional Engineering Services for the Reserve at Pradera Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Securiteam's Proposal for Software Support Agreement

Ms. Lange presented and reviewed the proposal for Securiteam's proposal for a Software Support Agreement. She stated that the District's current S2 System Agreement with Securiteam included the software support for the first year and the support agreement is up for renewal at a cost of \$1,274.00. Ms. Lange stated that the software agreement allows for the S2 controller to receive software and firmware updates that may enable features or correct any issues.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Securiteam's proposal for a Software Support Agreement (\$1,274.00) for the Reserve at Pradera Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of B&F Landscape's Proposals

Mr. Boyle presented and reviewed B&F Landscape's proposals #11042031, #11042033, #11042034, #11042035, and #11042036 for landscape enhancements.

Ms. Lange informed the Board that the current landscape contract is good through January 31, 2017 with an auto renewal for one additional year. She stated that when reviewing the scope of work with Mr. Crawford she noticed that a lot of the items are billable when they could be covered in the scope of work. Ms. Lange stated that she just wanted to bring it to the Board's attention for when it comes time to renew the current landscape contract. She stated that the Board would also have the option to go month to month for landscape maintenance services and go through the request for proposals process for a new contract for these services.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved B&F Landscape's proposals #11042031 in the amount of \$1,581.16, #11042034 in the amount of \$375.00, and #11042036 in the amount of \$75.00 for the Reserve at Pradera Community Development District.

The Board discussed going out to bid for the District's landscape maintenance services. Mr. Crawford stated that he will bring back a Scope of Services for the Board's review at their next meeting.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposals for Basketball Court Fence

Ms. Lange presented and reviewed the proposals from Bravo Fence, Family Fence Company, and Florida State Fence for the basketball court fence. Discussion ensued.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Florida State Fence's proposal for the basketball fence in the amount of \$14,994.00 for the Reserve at Pradera Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager – John Crawford

Mr. Crawford presented the Field Inspection Report dated October 26, 2016.

Discussion ensued regarding the pond embankment issue. Mr. Crawford stated that he will send a site plan to Mr. Andrade for the pond embankment issue.

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors authorized Mr. Andrade to work with the site vendor on the pond embankment issue for the Reserve at Pradera Community Development District.

B. Aquatics Manager – Virginia Tillman

Ms. Tillman and Ms. Miller presented and reviewed the Aquatic Inspection Report dated November 3, 2016.

C. District Counsel – Scott Steady

Not present.

D. District Engineer – Bruce Kaschyk

Mr. Kaschyk gave the Board an update on the mail kiosk.

E. District Manager – Christina Lange

Ms. Lange reminded the Board that the next regular meeting was scheduled for January 19, 2017 at 10:30 a.m.

Ms. Lange presented and reviewed the Action Items List with the Board and entertained their questions.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests


Ms. Lange asked if there were any Supervisor requests. Ms. Mitchell requested that landscaping and Palm trees be added around the entrance to the community.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

Ms. Lange 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 11:44 a.m. for the Reserve at Pradera Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman