

**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 20, 2017 at 10:33 a.m.** at the office of Rizzetta & Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present Board Member:

Ryan Clemons	<b>Board Supervisor, Assistant Secretary</b>
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Also present were:

Christine Perkins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Matt Huber	<b>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
John Crawford	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Ashley Christensen	<b>Administrative Assistant, Rizzetta &amp; Company, Inc.</b>
Madison Kebler	<b>District Counsel, Burr Forman LLP</b>
Kyle Thornton	<b>District Engineer, Genesis Group</b>
Virginia Tillman	<b>Aquatic Systems</b>
Keith Malcuit	<b>Beazer Homes, Corp.</b>
Heather Baker	<b>Beazer Homes, Corp.</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Perkins opened the meeting communicating that the district was in receipt of a resignation letters from current Board Chairman Erika Mitchell, who was not in attendance. Ms. Perkins also relayed that it is the understanding of the District that Vice Chairman Nick Peacock provided verbal confirmation of his intentions to resign. Therefore, with two other seats vacant on the Board at present, Assistant Secretary Ryan Clemons became the sole member of the Board. Ms. Perkins inquired to Mr. Clemons if he desired to appoint a member to the Board at this time.

Mr. Clemons appointed Keith Malcuit to the Board. Ms. Perkins, a Notary of the State of Florida, administered the Oath of Office to Mr. Malcuit. Mr. Malcuit affirmed his oath and declined compensation.

Mr. Clemons appointed Heather Baker to the Board, seconded by Mr. Malcuit. Ms. Perkins administered the Oath of Office to Ms. Baker. Ms. Baker affirmed the oath and declined compensation.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Tony DiGorio, of 11917 Quack Grass Court, commented on several items, including pool maintenance, recent meeting cancellations, proposed district rules, and expressed concern over issues not being adequately addressed. Mr. DiGorio also provided Ms. Perkins with a letter from resident Edward Meyer of 11921 Quack Grass Ct. that expressed trepidation over rows of dead bushes, security equipment and maintenance issues, and a desire for the Board to study the feasibility of gating the district.

Michael Esquia of 11922 Quack Grass Court remarked on district's general conditions, and commented on the recent staff turnover of the Board Members, District, and HOA Managers. Mr. Esquia also expressed concern over meeting cancellations, basketball court vandalism, and a desire for clear-cut district rules.

Heather Witzman, of 11916 Quack Grass Court commented that she noticed there were still spots of black algae at the pool, and expressed concern over the district's proposed rules.

**THIRD ORDER OF BUSINESS**

**Consideration of Erika Mitchell's Resignation**

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

**FOURTH ORDER OF BUSINESS**

**Consideration of Supervisor Replacement for Seat 4**

This item was addressed at the meeting's onset.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on May 18, 2017**

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors accepted the Minutes of the Board of Supervisors' for the Regular Meeting held on May 18, 2017 for the Reserve at Pradera Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for May 2017**

Mr. Perkins remarked on Ms. Witzman's comments regarding the current pool maintenance vendor and communicated that she would seek out proposals for a new vendor to be placed under consideration at the next meeting as a proactive measure.

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for May 2017 (\$44,709.77) for the Reserve at Pradera Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Field Services Manager**

Mr. Crawford presented the July 2017 Field Inspection to the Board. Ms. Perkins relayed a report from Yellowstone Landscape, as they were unable to attend this current meeting. Mr. Malcuit inquired about palm tree pruning and the language pertaining to the schedule within the current contract, recommending that there be a minimum scope placed in writing, as well as language related to weed trimming and clarifying the irrigation maintenance schedule. Mr. Crawford commented that the irrigation audit reports are conducted monthly. Ms. Perkins mentioned that she would obtain a maintenance schedule from Yellowstone that would additionally be posted on the district's website.

**B. Aquatics Manager**

Ms. Tillman presented the July 2017 Aquatics Inspection Report to the Board, and communicated that she discussed the grass clippings within the ponds with Yellowstone, and they had addressed appropriately. Discussion ensued regarding recent algal growth, the presence of fish that are eating away at several pond banks, pond bank plantings, and the prospect of conducting a lake assessment to determine biologically-based scientific solutions to attack any chemical-resistant treatment.

**C. District Counsel**

Ms. Kebler had no report.

**D. District Engineer**

Mr. Thornton had no report.

**E. District Manager**

Ms. Perkins noted that the next regularly scheduled Board of Supervisors meeting would be held on August 17, 2017 at 10:30 a.m. at the office of Rizzetta & Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Ms. Perkins presented the May 2017 Unaudited Financial Statements to the Board.

Ms. Perkins presented a contract agreement from Rizzetta Technology Services for the current district website that was previously approved by the Board in 2015, however did not get properly executed nor billed.

On a Motion by Mr. Clemons, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors approved the contract with Rizzetta Technology Services and associated website fees for the Reserve at Pradera Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2017-2018  
Final Budget**

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2017/2018 Budget for the Reserve at Pradera Community Development District.

Mr. DiGorio expressed concern about multiple line items within the budget.

Mr. Esquia additionally communicated concern regarding multiple line items within the budget.

Kevin Pomeroy, of 11905 Greenchop Place communicated his disappointment regarding the increase.

Ms. Witzman expressed concerns over being told that CDD fees would remain low, the high turnover of staff, and her frustration with Beazer Homes.

Stephanie Pierre, of 11933 Greenchop Place, expressed that all residents are angered over the proposed increase.

A resident communicated that the proposed increase was absurd.

On a Motion by Mr. Clemons, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2017/2018 Budget for the Reserve at Pradera Community Development District.

**NINTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2017/2018 Budget**

Ms. Perkins presented the proposed FY 2017/2018 budget to the Board, and also commented that she had met with Mr. Clemons to thoroughly review prior to the meeting.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-07,  
Adopting Fiscal Year 2017-2018 Budget**

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors approved Resolution 2017-07, Adopting Fiscal Year 2017/2018 Final Budget for the Reserve at Pradera Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-08,  
Imposing Special Assessments & Certifying  
an Assessment Roll**

On a Motion by Mr. Clemons, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2017/2018 Budget for the Reserve at Pradera Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-09, Meeting  
Schedule Fiscal Year 2017/2018**

This resolution was tabled, to be revisited at the next meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-10,  
Investment Guidelines Policy**

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors approved Resolution 2017-10, Investment Guidelines Policy for the Reserve at Pradera Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-11, Re-  
Designating Officers**

The Board determined that Ryan Clemons would be appointed Chairman, Keith Malcuit as Vice Chairman, and Heather Baker as Assistant Secretary.

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors approved Resolution 2017-11, Re-Designating Officers for the Reserve at Pradera Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Discussion of Recreational Facilities Rules  
and Regulations**

Ms. Perkins communicated that the district would not adopt rules and regulations until the Board holds a public hearing, and the current draft would be modified based on residents' comments and Board input.

**SIXTEENTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2015/2016 Audit  
Report**

Ms. Perkins presented the Fiscal Year 2015/2016 Audit Report to the Board, and communicated that there was a finding in the audit due to the district having gone \$470 over budget due to a capital lease expenditure and not having an associated budget amendment completed. Ms. Perkins also commented that based on current financials, the district will need to do a budget amendment at the end of this fiscal year.

On a Motion by Mr. Clemons, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors accepted the Fiscal Year 2015/2016 Audit Report for the Reserve at Pradera Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors adjourned the meeting at 11:57 a.m. for the Reserve at Pradera Community Development District.

  
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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman