

**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 21, 2017 at 10:30 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, Chairman</b>
Keith Malcuit	<b>Board Supervisor, Vice Chairman</b>
Heather Baker	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Christine Perkins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Crawford	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Kyle Thornton	<b>District Engineer, Genesis Group (via phone)</b>
Amanda Miller	<b>Aquatic Systems</b>
Eric Merda	<b>Yellowstone Landscape</b>
Nick Crutcher	<b>Yellowstone Landscape</b>
Stephen Bennett	<b>Beazer Homes</b>
Ben Davis	<b>Beazer Homes</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Perkins called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Tony DiGorio, of 11917 Quack Grass Court, commented on several items of concern, including the peeling of the paint on the community entrance sign, the basketball gate still being inoperable, cracks in sidewalks, the stone façade of the pool amenity falling off, kids climbing over the pool fence and trespassing, the PVC fence lining the community still being down after Hurricane Irma, as well as the need for an onsite representative to reinforce district rules.

Michael Esquia, of 11922 Quack Grass Court expressed his frustration of the lack of attention to several issues, explaining that the neighborhood is turning into a place that he does not want to live. Mr. Esquia additionally expressed concern over security issues, the need to have amenity hours posted, weeds throughout the community and areas of grass not being cut, missing palm trees, and removed trees that used to line the path to the amenity.

Mr. Malcuit communicated that the PVC fence that lines the district is not the responsibility of the CDD, as well as expressed that the sidewalks have been turned over to the county, and any issues with TECO poles should be reported to TECO. Mr. Malcuit also explained there would be forthcoming improvements throughout the community, as the developer would be investing substantially in improvement infrastructure, as well as the current state of the district's landscaping. Mr. Malcuit additionally expressed that he is working diligently to address the residents' concerns and improvements would be made.

**THIRD ORDER OF BUSINESS**

**Consideration of a Board of Supervisor  
Replacement for Seat #3**

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors appointed Stephen Bennett to Seat #3 for the Reserve at Pradera Community Development District.

Ms. Perkins, a notary of the State of Florida, administer the Oath of Office to Mr. Bennett, also reviewing the Sunshine Laws and Form 1. Mr. Bennett chose to refrain from receiving compensation.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of  
Supervisors' Regular Meeting held on July 20,  
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 July 20, 2017 for the Reserve at Pradera Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance  
Expenditures for June 2017 & July 2017**

On a Motion by Mr. Clemons, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for June 2017 (\$13,665.42) & July 2017 (\$9,800.91) for the Reserve at Pradera Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Field Services Manager**

Mr. Crawford presented the September 2017 Field Inspection to the Board and entertained the Board's questions. Mr. Crawford touched on a recent leak discovered between the pool and the playground, and Mr. Merda communicated that this may have resulted from the work performed on the main line. Mr. Crutcher mentioned that fertilization was scheduled to begin on Monday. Mr. Merda requested as-builts for irrigation, which Mr. Crawford provided. Mr. Malcuit expressed concern that on picture #4, it was apparent that chemical edging was used, when it's not to be used as per the current contract. Mr. Crutcher communicated that Yellowstone would replace any of the grass that was damaged as a result.

**B. Aquatics Manager**

Ms. Miller presented the August 2017 & September 2017 Aquatics Inspection Report to the Board, remarking that the ponds look pretty good at this point. Ms. Miller mentioned some minor algal growth, as well as recommended plantings that would help with erosion prevention. Mr. Bennett inquired if the current contract with Aquatic Systems reflected the future ponds in phases 2, 3, & 4, to which Ms. Perkins communicated that the contract only reflects the current ponds that are in place at this time. Ms. Miller will come back with proposals for the additional ponds, as well as suggested plantings broken out appropriately for each current site.

**C. District Counsel**

Not present.

**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 October 19, 2017 at 10:30 a.m. at the office of Rizzetta & Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

**SEVENTH ORDER OF BUSINESS**

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

On a Motion by Mr. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved Resolution 2017-09, Meeting Schedule for Fiscal Year 2017-2018 for the Reserve at Pradera Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Pool Cleaning Maintenance Proposal**

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors accepted AquaSentry Pool Maintenance Proposal for the Reserve at Pradera Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Securiteam System Repair Plan Proposal**

Discussion ensued regarding the current agreement with Securiteam, as it was noted that even with the system repair plan, it would not have covered the most recent power surge that had resulted from the lightning strike. Mr. Malcuit expressed a desire to see comparative costs for other security maintenance plans for comparison. Ms. Perkins remarked that she would reach out to Envera to obtain updated pricing.

**TENTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2017-2018 Insurance Proposal**

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors approved the EGIS Insurance Proposal for Fiscal Year 2017-2018 for the Reserve at Pradera Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Public Hearing on Recreational Facilities Rules, Regulations & Rates**

The Board decided to table Recreational Facilities Rules, Regulations & Rates at this time.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Malcuit requested that the pool signage be filled in for the hours, from dawn to dusk, as well as the current bathing load which is notated on the pool permit.

**THIRTEENTH 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 12:00 p.m. for the Reserve at Pradera Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman