

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, January 19, 2017 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:

Erika Mitchell	Board Supervisor, Vice Chairman
Baylen Dahl	Board Supervisor, Assistant Secretary
Nick Peacock	Board Supervisor, Assistant Secretary

Also present was:

Christina Lange	District Manager, Rizzetta & Company, Inc.
Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Kyle Thornton	District Engineer, Genesis Group
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Brian Friend	Representative, B&F Landscape
Frank Boyle	Representative, B&F Landscape
Virginia Tillman	Representative, Aquatic Systems

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Lange called the meeting to order at 10:31 a.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

The Board entertained audience comments from Mr. Tony DiGorio, who inquired about the landscape contract and the RFP process, as well as the status of the palm tree pruning project. He also inquired about the status of the basketball court project, the speed limit throughout the community, pool signs, and entryway signs for contractors. Ms. Lange and the Board addressed his concerns and Mr. DiGorio had no further questions.

THIRD ORDER OF BUSINESS

Staff Reports

A. Field Services Manager – John Crawford

Mr. Crawford presented the Field Inspection Report dated December 29, 2016 and provided an update to the Board on various ongoing projects. The Board had no questions for Mr. Crawford.

1. Consideration of Scope of Services for Landscape Maintenance Services

Mr. Crawford presented the Scope of Services to the Board and explained their contents and purpose. Ms. Lange requested input from the Board and general discussion ensued.

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors approved an extension of B&F Landscape's landscape maintenance contract on a month-to-month basis until the RFP process is concluded for the Reserve at Pradera Community Development District.

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors approved a proposal from B&F Landscape to trim the palm trees, not to exceed \$1,200.00, for the Reserve at Pradera Community Development District.

At this time, Ms. Lange explained the process of bidding out the landscape contract and the two options available to solicit bids. The first option would involve running an ad in the local paper for a cost of \$60.00, while the second option would be free and would involve Mr. Crawford emailing out to a list of preferred vendors or a list of the Board's choice. The Board chose option two and decided to include B&F Landscape as well as three vendors of Mr. Crawford's choice.

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors approved the Scope of Services for landscape maintenance services as presented and authorized Mr. Crawford to solicit bids by email from B&F Landscape and three other vendors for the Reserve at Pradera Community Development District.

2. Consideration of Ripa's Proposal to Repair Pond Erosion

Ms. Lange refreshed the Board on the pond erosion issue and presented a proposal from RIPA, totaling \$6,958.00, for their consideration. Mr. Thornton then provided the Board with additional project details that were not listed in the proposal.

On a Motion by Mr. Peacock, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Ripa's proposal for pond repair and sod restoration in the amount of \$6,958.00 as presented for the Reserve at Pradera Community Development District.

B. Aquatics Manager – Virginia Tillman

Ms. Tillman presented and reviewed the Aquatic Inspection Report dated January 5, 2017 with the Board. The Board had no questions for Ms. Tillman.

C. District Counsel – Scott Steady

Not present.

D. District Engineer – Kyle Thornton

Mr. Thornton was present but had nothing to report.

E. District Manager – Christina Lange

Ms. Lange reminded the Board that the next regular meeting was scheduled for February 16, 2017 at 10:30 a.m.

Ms. Lange informed the Board that the reserve study conducted by FL Reserve Study, which was approved during December's Board meeting, was completed and that a representative would be attending the February Board meeting to present the results.

Ms. Lange then gave an update on the basketball court fence project. She informed the Board that the work had been completed in early January and that Securiteam would complete their security access by Friday, January 20th. She noted that the final step would be to reinstall the hoops and that a proposal for that work would be provided for consideration later on in the meeting.

Ms. Lange then addressed the pool signage issue and informed the Board that a proposal had been requested and that she was awaiting a response from the vendor.

Ms. Lange then discussed the mold issue at the mail kiosk. She noted that B&F had moved the sprinkler heads away from the kiosk and that she was currently working on securing a proposal for pressure washing, to be presented at the next Board meeting.

Lastly, Ms. Lange addressed the email that was received from a concerned homeowner regarding Reserve at Pradera CDD's website. She noted that the issue surrounding the document titles had been corrected and that she was working with our IT department to determine the root of the problem and to prevent it from reoccurring. She also noted that any minutes that were missing from the site had been uploaded, aside from the minutes that were missing due to the meetings having been cancelled. Ms. Lange explained that some of the issues noted in the email had stemmed from a misunderstanding by the homeowner, which she elaborated on.

The Board had no further questions for Ms. Lange.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on December 15, 2017

Ms. Lange presented the minutes of the Board of Supervisors' meeting held on December 15, 2016. The Board made no changes.

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 15, 2016 as presented for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for November 2016

Ms. Lange presented the Operations & Maintenance Expenditures for November 2016 in the amount of \$38,044.48.

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for November 2016 in the amount of \$38,044.48 as presented for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of a Board Supervisor Replacement for Vacant Seat #5

Ms. Lange asked if the Board had any nominations for the appointment of a Supervisor to vacant seat #5, which carries a four-year term. The Board did not have any nominations at that time, so the seat remained vacant.

SEVENTH ORDER OF BUSINESS

Presentation of Monthly Financial Statement

Ms. Lange presented and reviewed the Monthly Financial Statement for November 2016 with the Board. Ms. Lange noted some areas of high expenditure that will be monitored throughout the year to ensure the budget is not exceeded.

EIGHTH ORDER OF BUSINESS

Consideration of Jerry Richardson's Proposal for Hog Removal

Ms. Lange presented Jerry Richardson's proposal to the Board and explained its contents and purpose. She noted that the proposal, as presented, outlined a 12-month contract in the amount of \$1,200.00/month or \$14,000.00/annually. This would include a \$350.00 fee per trap for setup and removal. After reviewing the details of the contract, the Board decided to alter the contract to reflect a quarterly commitment of three months only, with the agreement that the

setup/removal fee of \$350.00 would only be paid once. The Board also requested that we wait on submitting the proposal to look into the possibility of the County handling the issue.

On a Motion by Mr. Peacock, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Jerry Richardson's proposal, as amended, for the Reserve at Pradera Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Securiteam's Proposal for the Basketball Court Security Access Panel

Ms. Lange presented the executed proposal from Securiteam for the basketball court security access panel to the Board and requested a motion for ratification.

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors ratified the execution of Securiteam's proposal for the basketball court security access panel for the Reserve at Pradera Community Development District.

TENTH ORDER OF BUSINESS

Consideration of B&F Landscape's Proposal to Re-Install Basketball Nets

Ms. Lange presented the proposal from B&F Landscape to re-install the basketball nets in the amount of \$150.00 to the Board for their consideration. The Board had no questions and Ms. Lange requested a motion to approve the proposal.

On a Motion by Mr. Peacock, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved B&F Landscape's proposal to re-install the basketball nets in the amount of \$150.00 for the Reserve at Pradera Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of B&F Landscape's Proposal to Repair Landscaping

Ms. Lange presented another proposal from B&F Landscape to repair landscaping throughout the community, including replacing shrubs, repairing sod damage from hogs, and adding fertilizer to needed areas. The total amount of the proposal was \$3,562.00. The Board had no questions and Ms. Lange requested a motion to approve the proposal.

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors approved B&F Landscape's proposal to repair landscaping in the amount of \$3,562.00 for the Reserve at Pradera Community Development District.

TWELFTH ORDER OF BUSINESS

Establishment of Audit Committee

Ms. Lange explained the audit process and how the committee is established to the Board. She noted that, typically, all of the Board members sit on the committee and the Board consented to this. Ms. Lange then requested a motion to approve the committee nominations and begin the audit RFP process.

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors authorized all of the Supervisors to serve as the audit committee and for District Staff to begin the audit RFP process for the Reserve at Pradera Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion of New Landscape Design for Main Entrance & Model Home Park

Ms. Mitchell decided to wait on looking into redesigning the landscaping around the amenities until after the landscape RFP process is completed. This discussion will be tabled until then.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

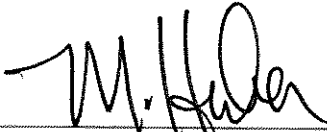
Ms. Lange asked if there were any Supervisor requests. Ms. Mitchell requested that a proposal be prepared for the addition of lifestyle and amenity signs around the community.

FIFTHTEENTH 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. Dahl, with all in favor, the Board of Supervisors adjourned the meeting at 11:25 a.m. for the Reserve at Pradera Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman