

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, February 23, 2017 at 10:34 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
Nick Peacock	Board Supervisor, Assistant Secretary

Also present was:

Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Chelsea Holloway	Administrative Assistant, Rizzetta & Company, Inc.
Jessica Snipe	Administrative Assistant, Rizzetta & Company, Inc.
Kyle Thornton	District Engineer, Genesis Group
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Frank Boyle	Representative, B&F Landscape
Brian Friend	Representative, B&F Landscape
Representative	Aquatic Systems
Scott Carlson	Representative, LMP
Representative	LMP
Representatives	Yellowstone Landscape

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and conducted roll call.

At this time, 10:36 a.m., Mr. Thornton arrived to the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on January 19, 2017

Mr. Huber presented the minutes of the Board of Supervisors' meeting held on January 19, 2017.

On a Motion by Mr. Peacock, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 19, 2017 as presented for the Reserve at Pradera Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for December 2016 & January 2017

Mr. Huber presented the Operations & Maintenance Expenditures for December 2016 and January 2017.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for December 2016 (\$11,193.42) and January 2017 (\$63,297.24) as presented for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS

Evaluation of IFQ Proposers

Mr. Crawford presented the bid summary and fertilizer breakdown to the Board and explained their contents and purpose. Mr. Andrade asked the vendor reps present to explain their reasoning behind pricing and scope of work. The Board chose Yellowstone Landscape as their new landscape and irrigation maintenance contractor, with the agreement that the price would not exceed bid amount. They were scheduled for an April 1st start date and B&F Landscape was approved to go month-to-month until Yellowstone takes over.

On a Motion by Mr. Andrade, seconded Ms. Mitchell, with all in favor, the Board of Supervisors awarded Yellowstone Landscape the landscape and irrigation maintenance contract, not to exceed the bid amount, for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Thornton gave the Board an update on the pond erosion repairs. He noted that RIPA was scheduled to go back out to assess the other problem areas and prepare another proposal for the repairs needed.

B. Aquatics Manager

A representative from Aquatic Systems presented and reviewed the Aquatic Inspection Report dated January 31, 2017.

SEVENTH ORDER OF BUSINESS

Presentation of Findings by FL Reserve Study

Due to the meeting date being changed, the representative from FL Reserve Study was unable to attend. This item was tabled until the March meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2017-01, Re-Designating Treasurer of the District

Mr. Huber presented Resolution 2017-01, Re-Designating Treasurer of the District, to the Board for their consideration. He explained that due to Mr. Scott Brizendine's recent promotion to Associate Director of District Financial Services, it would be appropriate for him to be listed as the Treasurer for the Districts managed by Rizzetta. This would allow him to sign banking documents on behalf of the District.

On a Motion by Mr. Andrade, seconded by Mr. Peacock, with all in favor, the Board of Supervisors adopted Resolution 2017-01, Re-Designating Treasurer of the District, for the Reserve at Pradera Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2017-02, Re-Designating Assistant Secretary of the District

Mr. Huber presented Resolution 2017-02, Re-Designating Assistant Secretary of the District, to the Board for their consideration. He explained that due to his current position as acting District Manager for Reserve at Pradera Community Development District, it would be appropriate for him to be listed as an Assistant Secretary for signing purposes.

On a Motion by Mr. Andrade, seconded by Mr. Peacock, with all in favor, the Board of Supervisors adopted Resolution 2017-02, Re-Designating Assistant Secretary of the District, for the Reserve at Pradera Community Development District.

TENTH ORDER OF BUSINESS

Discussion of Recreational Facilities Rules & Regulations Draft Policy

Mr. Huber led a discussion regarding the Recreational Facilities Rules & Regulations Policy. He explained that the example provided was the policy that is in place at Long Lake Ranch community, and that this would be the basis upon which the Reserve at Pradera policy is built. Mr. Huber asked the Board for their input and further discussion ensued. Mr. Huber informed the Board that the policy would be amended based on what was discussed at the meeting and would be presented again at next month's meeting for final review.

On a Motion by Ms. Mitchell, seconded by Mr. Andrade, with all in favor, the Board of Supervisors approved the Recreational Facilities Rules & Regulations Policy, as amended, for the Reserve at Pradera Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of Stripe-A-Lot's "Pool Rules" Signs Proposal

Mr. Huber presented an executed proposal from Stripe-A-Lot for the "Pool Rules" signs that were recently installed, in the amount of \$525.00, and sought a motion for ratification by the Board.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors ratified the execution of Stripe-A-Lot's "Pool Rules" signs proposal for the Reserve at Pradera Community Development District.

TWELFTH ORDER OF BUSINESS

Ratification of Jeremy Crawford's Mail Kiosk Pressure Washing Proposal

Mr. Huber presented an executed proposal from Jeremy Crawford for pressure washing services for the mail kiosk, in the amount of \$125.00, and sought ratification by the Board.

On a Motion by Ms. Mitchell, seconded by Mr. Andrade, with all in favor, the Board of Supervisors ratified Jeremy Crawford's mail kiosk pressure washing proposal for the Reserve at Pradera Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion of a Board Supervisor Replacement for Vacant Seat #5

This discussion was tabled due to lack of candidates.

FOURTEENTH ORDER OF BUSINESS

Staff Reports – Cont'd

A. Field Services Manager

1. Presentation of Field Inspection Report

Mr. Crawford presented his field inspection report for January 2017. He noted that the palms were tested and do not have the incurable disease he originally thought they had. It is actually a fungus that is treatable.

SIXTEENTH ORDER OF BUSINESS

Discussion of Basketball Court Security

Mr. Huber led a discussion pertaining to basketball court security.

SEVENTEENTH ORDER OF BUSINESS

Ratification of Romaner Graphics' No Trespassing Sign Proposal

Mr. Huber presented an executed proposal from Romaner Graphics for the "No Trespassing" sign that was recently installed at the basketball courts, in the amount of \$225.00, and sought ratification by the Board.

On a Motion by Ms. Mitchell, seconded by Mr. Andrade, with all in favor, the Board of Supervisors approved the Recreational Facilities Rules & Regulations Policy, as amended, for the Reserve at Pradera Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports – Cont'd

A. District Counsel

Mr. Steady was not present, but Mr. Huber took this time to present the month-to-month contract

extension for B&F Landscape.

On a Motion by Mr. Andrade, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved B&F Landscape's contract extension on a month-to-month basis as presented for the Reserve at Pradera Community Development District.

B. District Manager

Mr. Huber reminded the Board that the next scheduled meeting would be March 16, 2017. He then presented the financial statement for December 2016. At this time, Mr. Huber explained to the Board that an audit RFP needed to be conducted and asked them to establish themselves as the audit committee. He then asked the Board for authorization to move forward with the audit RFP process.

On a Motion by Ms. Mitchell, seconded by Mr. Andrade, with all in favor, the Board of Supervisors authorized District Management to move forward with the audit RFP process for the Reserve at Pradera Community Development District.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Mitchell inquired about the possibility of adding a fountain to the front pond. Mr. Huber said he would consult the budget and get back with her on this subject at the next meeting. Ms. Mitchell also inquired about amenity signs for the community and produced a proposal for said signs for Board approval.

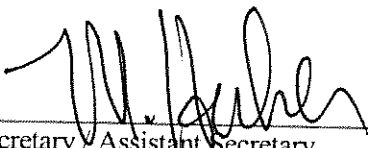
On a Motion by Ms. Mitchell, seconded by Mr. Andrade, with all in favor, the Board of Supervisors approved the amenity signs proposal for the Reserve at Pradera Community Development District.

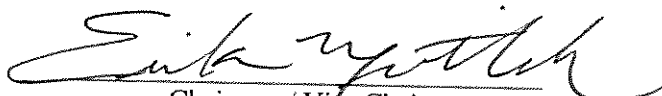
TWENTIETH ORDER OF BUSINESS

Adjournment

Mr. Huber stated that if there was no additional business to come before the Board, 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 11:26 a.m. for the Reserve at Pradera Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman