

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, March 23, 2017 at 10:30 a.m.** at the office of Rizzetta & Company, located at 9428 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:

Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Chelsea Holloway	Administrative Assistant, Rizzetta & Company, Inc.
Kyle Thornton	District Engineer, Genesis Group
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Dudley Taliaferro	Envera Systems
Virginia Tillman	Aquatic Systems
Steven Swartz	FL Reserve Study
<i>(and Associate)</i>	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order at 10:53 a.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

Staff Reports

A. Field Services Manager – John Crawford

Mr. Crawford presented the Field Inspection Report dated February 28, 2017 and provided an update to the Board. He commented on the common area grass being brown and dry, noting that it would need intense fertilization and watering to be saved. Mr. Huber asked Mr. Crawford to confer with Mr. Andrade on the items that B&F will need to address before Yellowstone takes over. The Board had no further questions for Mr. Crawford.

B. Aquatics Manager – Virginia Tillman

Ms. Tillman presented and reviewed the Aquatic Inspection Report dated March 6, 2017 with

the Board. She noted that there was a small area of algae growth near the erosion repair, likely from the fertilizer that was used. The Board had no questions for Ms. Tillman.

C. District Counsel – Scott Steady

Mr. Steady was not present, but Mr. Huber took this time to present the updated Lien of Record and Disclosure of Public Financing agreement to the Board for their approval. He also presented the revised landscape & irrigation maintenance contract that Mr. Steady had drafted between Reserve at Pradera Community Development District and Yellowstone Landscape. The Board approved the contract but requested that District Management explore additional options for waste removal and pet station servicing for the Reserve at Pradera Dog Park.

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors approved the Lien of Record and Disclosure of Public Financing 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 the landscape and irrigation maintenance contract with Yellowstone Landscape for the Reserve at Pradera Community Development District.

D. District Engineer – Kyle Thornton

Mr. Thornton was present and provided an update to the Board on the pond embankment erosion repairs. Mr. Thornton noted that RIPA would be out sometime the following week to complete the work.

E. District Manager – Matthew Huber

Mr. Huber informed the Board that the next regularly scheduled meeting would be held on April 20th, 2017 at 10:30 a.m. at the office of Beazer Homes, Corp. Mr. Huber then presented the financial statement for February 2017. The Board had no questions for Mr. Huber at this time.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Audit Committee Meeting held on February 23, 2017

Ms. Holloway presented the minutes from the Audit Committee meeting held on February 23, 2017 to the Board for their review. The Board made no changes to the minutes and Ms. Holloway sought a motion for approval.

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee meeting held on February 23, 2017 as presented for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 23, 2017

Ms. Holloway presented the minutes from the Board of Supervisors' regular meeting held on February 23, 2017 to the Board for their review. The Board made no changes to the minutes and Ms. Holloway sought a motion for approval.

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

March 23, 2017 - Minutes of Meeting

Page 3

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' regular meeting held on February 23, 2017 as presented for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for February 2017

Ms. Holloway presented the operation & maintenance expenditures for the month of February 2017, totaling \$17,200.99, to the Board for their review. The Board expressed interest in having the security cameras and card access systems integrated under one vendor. Mr. Taliaferro, an Envera rep present at the meeting, agreed to look into pricing for this and present at next month's meeting.

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors approved the operation & maintenance expenditures for February 2017 as presented for the Reserve at Pradera Community Development District.

SEVENTH ORDER OF BUSINESS

FL Reserve Study Update

Mr. Steven Swartz, a representative from FL Reserve Study, presented his findings to the Board from the recent reserve study conducted for the Reserve at Pradera Community Development District. Mr. Swartz and Mr. Huber then led the Board in a discussion about reserve funds and potential increases to the budget. The Board elected to continue this discussion at next month's meeting.

On a Motion by Mr. Dahl, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the reserve study conducted by FL Reserve Study for the Reserve at Pradera Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Envera Systems' Proposals for Basketball Court Cameras

Mr. Taliaferro, a representative from Envera Systems, presented the basketball court cameras proposals to the Board and explained their contents and purpose. After some deliberation, the Board elected to hold off on these proposals and monitor the issue for now.

NINTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors accepted the Audit Committee's recommendation to accept Grau & Associates as their auditor for the FY 2017-2019 period for the Reserve at Pradera Community Development District.

TENTH ORDER OF BUSINESS

Consideration of a Board Supervisor Replacement for Vacant Seat #5

This item was tabled due to lack of candidates.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests made.

FIFTHTEENTH ORDER OF BUSINESS

Adjournment

Mr. Huber 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 Mr. Dahl, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors adjourned the meeting at 11:48 a.m. for the Reserve at Pradera Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman