

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, May 18, 2017 at 10:30 a.m.** at the office of Beazer Homes Corp., located at 9422 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum were:

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| 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 were:

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| Christine Perkins | District Manager, Rizzetta & Company, Inc. |
| Matt Huber | Regional District Manager, Rizzetta & Company, Inc. |
| John Crawford | Field Services Manager, Rizzetta & Company, Inc. |
| Virginia Tillman | Aquatic Systems |
| Nick Crutcher | Yellowstone Landscape |
| Ryan Clemons | Beazer Homes, Corp. |

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 sidewalk damage on Palmera Vista Drive in the common area, the hinges on the basketball court gate, dog park access issues, flower rotation, tree removal by fitness trail, pool usage issues, pool gate access, pool rules, and the gap in the fence at the pool. Ms. Perkins and the Board addressed Mr. DiGorio's questions. Mr. Andrade requested proposals for dog park card access and to repair the gap in the fence.

Heather Witzman, of 11916 Quack Grass Court, commented on the pool shower leaking, the faucet in the pool bathroom being left on, and the cleanliness of the pool and pool bathrooms. Mr. Crawford affirmed that he would look into the plumbing issues and Ms. Perkins will address the cleaning issues with the janitorial staff.

THIRD ORDER OF BUSINESS

Consideration of Letter of Resignation from Baylen Dahl

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors accepted Baylen Dahl'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 2

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors appointed Ryan Clemons to Seat 2 for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS

Administer Oath of Office to Newly Appointed Supervisor

Ms. Perkins, a notary in the State of Florida, administered the Oath of Office to Mr. Clemons. Mr. Clemons affirmed his oath and declined compensation.

SIXTH ORDER OF BUSINESS

Consideration of Letter of Resignation from Milton Andrade

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

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-03, Re-Designating the Assistant Secretary of the District

On a Motion by Ms. Mitchell, seconded by Mr. Peacock, with all in favor, the Board of Supervisors adopted Resolution 2017-03, designating Christine Perkins as an Assistant Secretary for the Reserve at Pradera Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2017-04, Extending Terms of Office for All Current Supervisors

On a Motion by Mr. Peacock, seconded by Mr. Clemons, with all in favor, the Board of Supervisors adopted Resolution 2017-04, extending the terms of office for Seats 1, 2, & 3 to 2018 and Seats 4 & 5 to 2020 for the Reserve at Pradera Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2017-05, Designating Officers of the District

On a Motion by Ms. Mitchell, seconded by Mr. Clemons, with all in favor, the Board of Supervisors adopted Resolution 2017-05, designating Erika Mitchell as Chairman, Nick Peacock as Vice Chairman, and Ryan Clemons and Christine Perkins as Assistant Secretaries for the Reserve at Pradera Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2017-06, Revising the Annual Meeting Schedule for Fiscal Year 2016/2017

This resolution was not approved by the Board.

ELEVENTH ORDER OF BUSINESS

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

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

TWELFTH ORDER OF BUSINESS

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

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

THIRTEENTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for March & April 2017

Mr. Peacock inquired about the TECO invoices.

On a Motion by Ms. Mitchell, seconded by Mr. Clemons, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for March 2017 (\$25,435.39) and April 2017 (\$25,615.41) as presented for the Reserve at Pradera Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

Mr. Crawford reviewed his March 2017 Field Inspection Report with the Board, noting that he would make a list and obtain proposals for all areas in need of sod replacement and present at the next meeting. He commented that the landscape lighting is on during the day, which Ms. Perkins will look into. Mr. Crawford also noted that he would address the cobwebs on the ceiling at the pool amenity with the janitorial staff.

B. Aquatics Manager

Ms. Tillman reviewed her April & May 2017 Waterway Reports with the Board, noting that debris and trash is being blown around more so than normal due to extremely high wind speeds. She commented that construction workers are throwing bags of trash into the ponds, which Ms. Perkins and the Board will both address. She also noted that algae levels are down overall but that grass clippings, a contributing factor to algae growth, were found in Ponds 1 & 7. Mr. Crutcher affirmed that he would address with his staff.

C. District Counsel

Mr. Steady was not present.

D. District Engineer

Mr. Thornton was not present.

E. District Manager

Ms. Perkins noted that the next regularly scheduled Board of Supervisors meeting would be held on June 15, 2017 at 10:30 a.m. at the office of Beazer Homes, Corp., located at 9422 Camden Field Parkway, Riverview, Florida 33578.

Ms. Perkins presented the March 2017 Unaudited Financial Statements to the Board for their review, noting that the District was over budget and needs to spend sparingly between now and the end of the fiscal year. She then announced that there were 47 registered voters in the District as of April 15, 2017.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Proposal from JAH
Architects for Architectural Services for
Limited Post-Construction Evaluation**

Ms. Perkins presented the proposal and entertained Board questions. Brief discussion ensued.

On a Motion by Ms. Mitchell, seconded by Mr. Clemons, with all in favor, the Board of Supervisors approved the proposal from JAH Architects for Architectural Services for Limited Post-Construction Evaluation (\$6,800) for the Reserve at Pradera Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Proposal from Envera on
Access Control System Consolidation**

This proposal was tabled.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Dog Waste Station & Trash
Receptacle Maintenance Proposals**

These proposals were tabled.

EIGHTEENTH ORDER OF BUSINESS

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

Ms. Perkins presented and reviewed the proposed budget and went through each line item with the Board, entertaining their questions. She explained that assessments would be increasing for the 2017/2018 fiscal year. The Board elected to reduce the Reserve Fund contribution to \$30,000.

NINETEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-07,
Approving Proposed Budget and Setting the
Public Hearing**

On a Motion by Mr. Peacock, seconded by Mr. Clemons, with all in favor, the Board of Supervisors adopted Resolution 2017-07, Approving the Proposed Budget (\$391,269.00) and Setting the Public Hearing (July 20, 2017 at 10:30 a.m. at the office of Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578) for the Reserve at Pradera Community Development District.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Mitchell, seconded by Mr. Clemons, with all in favor, the Board of Supervisors adjourned the meeting at 11:47 a.m. for the Reserve at Pradera Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman