

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, October 19, 2017 at 10:31 a.m.** at the office of Rizzetta & Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present Board Member:

Ryan Clemons	Board Supervisor, Chairman
Keith Malcuit	Board Supervisor, Vice Chairman
Heather Baker	Board Supervisor, Assistant Secretary
Stephen Bennett	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Ashley Christensen	Administrative Assistant, Rizzetta & Company, Inc.
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Scott Steady	District Counsel, Burr Forman

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

No audience members were present.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on September 21, 2017

On a Motion by Mr. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors accepted the Minutes of the Board of Supervisors' for the Regular Meeting held on September 21, 2017 for the Reserve at Pradera Community Development District.
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FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for August 2017 & September 2017

On a Motion by Mr. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for August 2017 (\$10,670.56) & September 2017 (\$17,529.19) for the Reserve at Pradera Community Development District.
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FIFTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

Mr. Crawford presented the September 2017 Field Inspection Report for the Board's review, and entertained the Board's questions regarding the recent yellowing of the turf. Mr. Malcuit requested that staff follow-up with Yellowstone to obtain a supplemental report detailing IFAS recommendations for fertilization to compare the current application rates and make-up of nutrients, as the Board expressed their dissatisfaction about the current state of the district's turf grasses. Mr. Malcuit additionally expressed concern over several outstanding landscaping items that had been identified in previous landscaping reports that were not resolved by Yellowstone.

B. District Counsel

Mr. Steady inquired about the Developer's process for handling quick claim deeds, which Mr. Malcuit communicated that this was completed via a third-party vendor. |

C. District Engineer

Mr. Thornton was not present.

D. District Manager

Ms. Perkins noted that the next regularly scheduled Board of Supervisors meeting would be held on November 16, 2017 at 10:30 a.m. at the office of Rizzetta & Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

SIXTH ORDER OF BUSINESS**Consideration of Proposal from Envera Systems for Takeover of Access Controls**

Discussion ensued regarding the two security companies that currently serve the District, Securiteam and Envera. Ms. Perkins communicated that most recently the basketball court gate had continued to experience issues, remaining inoperable, however was finally fixed. She additionally stated her disappointment in the length of time repairs had been completed, and therefore this current proposal from Envera would encompass a takeover of Securiteam's existing card-reading equipment. Mr. Perkins communicated that she would additionally distribute all costs currently incurred and proposed by both vendors, as the proposal from Envera additionally delineated some new equipment needs that are not currently budgeted. Mr. Malcuit suggested tabling this item until it's determined if a change is needed.

SEVENTH ORDER OF BUSINESS**Consideration of Proposal from Gladiator Pressure Cleaning**

Since Mr. Crawford mentioned in his report that it was recommended that the dog park pavers be cleaned as well, Mr. Malcuit suggested adding the dog park area into the proposal for the pressure washing of the pool deck at a not-to-exceed amount of \$500.00.

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors accepted Gladiator Pressure Cleaning Proposal and not to exceed amount of (\$500) for the Reserve at Pradera Community Development District.

EIGHTH ORDER OF BUSINESS**Public Hearing on Recreational Facilities Rules, Regulations, and Rates**

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors motioned to open the Public Hearing on Recreational Facilities Rules, Regulations, and Rates for the Reserve at Pradera Community Development District.

Ms. Perkins stated that there were no members of the Audience present, and therefore requested a motion to close the public hearing.

On a Motion by Mr. Bennett, seconded by Mr. Clemons, with all in favor, the Board of Supervisors motioned to closed the Public Hearing on Recreational Facilities Rules, Regulations, and Rates for the Reserve at Pradera Community Development District.

Ms. Perkins inquired if any members of the Board wanted to make any further modifications to the proposed recreational facilities rules, regulations and rates from the document that was previously circulated by Mr. Steady. Ms. Perkins notated that these rules were assembled and modified based on requests and feedback from residents. No further changes were made.

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors approved the Recreational Facilities Rules, Regulations, and Rates for the Reserve at Pradera Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bennett communicated that when he spoke with electrician Manny Cermeno onsite, there was some concern over the state of the pool amenity closet, as it was being used as both an electrical closet and equipment storage. Ms. Perkins expressed that there is a need to explore separating out the electrical equipment and perhaps building a separate storage entity.

Mr. Malcuit communicated that there would be many forthcoming improvements made by the Developer at no cost to the District, such as significant enhancements for the recreational facilities, signage, entrance monuments, and landscaping.

On a Motion by Mr. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved to allow Developer access to District Property for purpose of providing improvements for the Reserve at Pradera Community Development District.

TENTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman