

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, November 16, 2017 at 10:30 a.m.** at the office of Rizzetta & Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present Board Member:

Ryan Clemons
Keith Malcuit
Heather Baker

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins
Joe Roethke
John Crawford
Kyle Thornton
Amanda Miller
Nick Crutcher
Eric Merda
Jose Vasquez

District Manager, Rizzetta & Company, Inc.
Regional District Manager, Rizzetta & Company, Inc.
Field Services Manager, Rizzetta & Company, Inc.
District Engineer, Genesis Group (via phone)
Aquatic Systems
Yellowstone Landscape
Yellowstone Landscape
Yellowstone Landscape

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

Audience members were present, but had no comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board of
Supervisors' Regular Meeting held on October
19, 2017**

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors accepted the Minutes of the Board of Supervisors' for the Regular Meeting held on October 19, 2017 for the Reserve at Pradera Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of Operation & Maintenance
Expenditures for October 2017**

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for October 2017 (\$43,210.03) for the Reserve at Pradera Community Development District.
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FIFTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

- 1. Presentation of October 2017 Field Inspection Report**
- 2. Yellowstone Response & Red Maple Proposal**

Mr. Crawford presented the October 2017 Field Inspection Report. Discussion ensued regarding tree installation & removal, some erosion adjacent to the pool, as well as the recent plans of enhancement being completed by the Developer at no cost to the District.

Mr. Crawford expressed concern over an area on Greenchop Place where there was a two-wire was cut in a lot currently under construction, which has recently been assessed by Yellowstone. Mr. Malcuit directed staff to obtain documentation relating to this issue as well as a cost to remediate.

B. Aquatics Manager

- 1. Presentation of November 2017 Aquatics Inspection Report**

Ms. Miller presented the November 2017 Aquatics Inspection Report for the Board's review and discussion, noting also that there are several proposals being considered for planting and additional pond locations.

- 2. Consideration of Plant Proposals for Pond Sites #8-#13**

This item was tabled.

- 3. Consideration of Add-On Proposals for Phase #2-#4**

Discussion ensued regarding the timing of additional ponds in new phases. This proposal will be revisited once the ponds are conveyed to come online and are officially turned over to the District.

C. District Counsel

Mr. Steady was not present.

D. District Engineer

Mr. Thornton provided a summary of recent construction updates, including progress of paving, punch-list items, cleanliness of various areas, and the timing for the final walk-through with Hillsborough County.

E. District Manager

Ms. Perkins noted that the next regularly scheduled Board of Supervisors meeting would be held on December 21, 2017 at 10:30 a.m. at the office of Rizzetta & Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Ms. Perkins also communicated to the Board that she has received some concerns over trash being left behind in the basketball court area. Mr. Malcuit requested pricing on adding in an additional trash can for this area.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2018-01,
Amending Fiscal Year 2016/2017 Budget**

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors adopted Resolution 2018-01, Amending Fiscal Year 2016/2017 Budget for the Reserve at Pradera Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

There were no Supervisor Requests.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Clemons, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors adjourned the meeting at 11:06 a.m. for the Reserve at Pradera Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman