

**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, January 18, 2018 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	<b>Board Supervisor, Chairman</b>
Keith Malcuit	<b>Board Supervisor, Vice Chairman</b>
Stephen Bennett	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Christine Perkins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Crawford	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Kyle Thornton	<b>District Engineer, Genesis Group (via phone)</b>
Amanda Miller	<b>Aquatic Systems</b>

**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 December 21, 2017**

On a Motion by Mr. Clemons, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' for the Regular Meeting held on December 21, 2017 for the Reserve at Pradera Community Development District.
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**FOURTH ORDER OF BUSSINESS**

**Consideration of the Operation & Maintenance Expenditures for November 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 November 2017 (\$5,678.85) 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 December 2017 Field Inspection Report**
- 2. Yellowstone Response to the December 2017 Field Inspection Report**

Mr. Crawford presented the December 2017 Field Inspection Report to the Board, notating that the recent cold front and frost has browned out some of the Blue Daze and there have been some irrigation issues in the roundabouts on Quack Grass Dr. and Greenchop Place. Discussion ensued regarding construction vendors causing damage. Mr. Malcuit requested obtaining proposals for any necessary repairs, and Mr. Clemons commented that this would be something where the responsible vendors could be back charged to remediate. Mr. Crawford also communicated recent recommendations from other Districts and IFIS to maintain a perimeter around the pond banks for purposes of erosion prevent. Mr. Malcuit requested beginning with one pond as a test, which would be Pond #2.

Mr. Bennett expressed his concerns over the number of landscaping and irrigation issues identified in Mr. Crawford's report, also notating that the current landscape looked rather tired. Mr. Malcuit additional commented with his concerns, and requested a proposal be obtained by Amazing Services Group for the next meeting as a comparison to the current contract with Yellowstone.

**B. Aquatics Manager**

- 1. Presentation of January 2018 Aquatics Inspection Report**

Ms. Miller presented the January 2018 Aquatics Inspection Report to the Board, communicating the increase in Spike Rush from the lack of rain. Discussion ensued regarding the timeframe for adding new ponds to the maintenance schedule from Phase 3, to which Mr. Thornton did not recommend at this current time. Ms. Miller communicated that she could provide an alum proposal to the Developer to treat these ponds for consideration, so that they are treated appropriately prior to being turned over to the District.

**C. District Counsel**

Mr. Steady was not present.

**D. District Engineer**

Mr. Thornton had no report.

**E. District Manager**

Ms. Perkins noted that the next regularly scheduled Board of Supervisors meeting would be held on February 15, 2018 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 Brandon Lock & Safe, Inc.**  
**Proposal #1**

Ms. Perkins presented proposals from Brandon Lock & Safe to the Board for their consideration, notating that adding the additional locks would help keep the amenity gates closed in the event of a power failure to the current mag locks. The proposals additionally included upgrading the current hinges. Mr. Bennett requested a photo of the hinges to be circulated, and expressed concern over making sure they were safe.

On a Motion by Mr. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the Brandon Lock & Safe, Inc Proposal #1 in the amount of (\$1,081.38) for the Reserve at Pradera Community Development District.
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**SEVENTH ORDER OF BUSINESS**

**Consideration of Brandon Lock & Safe, Inc.  
Proposal #2**

This proposal was not approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Bennett communicated that conduit was found to be pre-installed at the amenity center, and recommended that the District move forward with adding additional street lights through TECO, at the cost of approximately \$358/month for the utilities.

On a Motion by Mr. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved to proceed to entering into contract with TECO for the additional street lights to be installed at the amenity center parking lot for the Reserve at Pradera Community Development District.

Mr. Bennett mentioned that the soccer field was being installed this week, and would be striped for a junior-size playing field. Mr. Malcuit requested to put this information on the District's website.

**NINTH 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 11:05 a.m. for the Reserve at Pradera Community Development District.

  
Secretary / Assistant Secretary

 2/15/18  
Chairman / Vice Chairman