

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, April 19, 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	Board Supervisor, Chairman
Keith Malcuit	Board Supervisor, Vice Chairman
Stephen Bennett	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Scott Green	Field Services Manager, Rizzetta & Company, Inc.
Peter Simoes	Aquatic Systems
Logan Bell	Aquatic Systems
Ben Davis	Beazer Homes

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

Ms. Heather Witzman expressed her concerns regarding the current state of the pool at the amenity center, teenagers jumping the fence, the use of prospective guest passes or ID checks, the state of the annuals and fountain at the front entrance, façade stones missing at the basketball court, the poorly-done sidewalk pressure washing, and the missing up-lighting amongst the landscaping at the amenity center.

Mr. Malcuit reiterated that if any residents witness teenagers jumping the fence, to call law enforcement. He additionally communicated the other issues would be looked into and addressed accordingly. Ms. Perkins communicated that she would meet and discuss the pool concerns with AquaSentry.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on February 15, 2018

On a Motion by Mr. Bennett, seconded by Mr. Clemons, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on February 15, 2018 for the Reserve at Pradera Community Development District.

FOURTH ORDER OF BUSSINESS

**Consideration of the Operation & Maintenance
Expenditures for January 2018 & February
2018**

On a Motion by Mr. Bennett, seconded by Mr. Clemons, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for January 2018 (\$28,991.21) & February 2018 (\$22,996.52) for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of March 2018 Field Inspection Report

Mr. Green presented the March 2018 Field Inspection Report to the Board, noting that he and Ms. Perkins conducted a walk-through with Amazing National Services Group to document the initial state of the District's landscaping from the turnover from Yellowstone. Mr. Green communicated his concerns that the District seemed to have been neglected over the previous 90 days, as there was clear lack of care. Discussion ensued regarding withholding payment from Yellowstone, the initial clean-up and irrigation audit being performed by Amazing National Services Group, as well as prioritizing areas that need to be tackled.

B. Aquatics Manager

1. Presentation of April 2018 Aquatics Inspection Report

2. Presentation of Clarity and Phosphorous Jar Test Results

3. Presentation of Special Services Agreement Proposal

Mr. Simoes presented the April 2018 Aquatics Inspection Report to the Board, noting some minor spike rush in Pond #1, however overall the ponds look fantastic at this time. Mr. Bennett provided an update on the skimmers that were currently in place, as they had been in receipt of several homeowner complaints, as well as communicated that the Developer had been in communication with Flatwoods Consulting on mitigation requirements, as they would be taking a look at the recommended plants to meet mitigation requirements.

Mr. Simoes also presented the clarity and phosphorous jar test results, as well as an alum treatment proposal. Mr. Bennett communicated that there were so erosion issues that Kearney would need to remediate before any additional work can be completed, as there is an area that needs to be re-graded and re-sodded.

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 will be held on May 17, 2018 at 10:30 a.m. at the office of Rizzetta & Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578, which will also be the presentation of the proposed budget for fiscal year 2018-2019. Ms. Perkins inquired to the Board if they would like to include any prospective capital projects to combat issues brought up by the residents, and the Board did not bring forth any specific items to include in next year's budget at that time.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2016-2017 Audit

Ms. Perkins presented the fiscal year 2016-2017 audit to the Board, noting that it was a clean audit with no adverse findings.

On a Motion by Mr. Bennett, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors accepted the Fiscal Year 2016-2017 Audit for the Reserve at Pradera Community Development District.

SEVENTH ORDER OF BUSINESS

Resolution 2018-02, Re-Designating Officers of the District

Mr. Bennett nominated Mr. Malcuit as Chairman. Mr. Malcuit recommended Mr. Bennett as Vice Chairman, with Ms. Baker and Ms. Clemons as Assistant Secretaries.

Mr. Malcuit also recommended Mr. Davis to be appointed into Vacant Seat #5.

On a Motion by Mr. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors appointed Mr. Ben Davis to the Board (Seat #5) for the Reserve at Pradera Community Development District.

On a Motion by Mr. Bennett, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors adopted Resolution 2018-02, Re-Designating Officers of the District for the Reserve at Pradera Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of TECO Lighting Agreement for Phase 2 Streetlights

On a Motion by Mr. Malcuit, seconded by Mr. Clemons, with all in favor, the Board of Supervisors ratified the TECO Lighting Agreement for Phase 2 Streetlights for the Reserve at Pradera Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

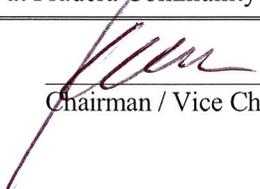
There were no supervisor requests.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bennett, seconded by Mr. Clemons, with all in favor, the Board of Supervisors adjourned the meeting at 11:21 a.m. for the Reserve at Pradera Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman