

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, July 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:

Keith Malcuit	Board Supervisor, Chairman
Stephen Bennett	Board Supervisor, Vice Chairman
Erika Mitchell	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Logan Bell	Aquatic Systems
Scott Green	Field Services Manager, Rizzetta & Company, Inc. <i>(via phone)</i>

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 communicated her concerns about several items, including the appearance of the front entrance fountain, the presence of garbage throughout the community, the lack of detail performed by the vendor that performed pressure washing throughout the District, pool light fixtures that are inoperable, and visible landscaping issues that have not been addressed.

Mr. Richard Mancuso inquired about the District's assessments. Ms. Perkins communicated that assessments would not be increasing for fiscal year 2018/2019.

Ms. Laura Mancuso inquired about the landscaping behind Green Chop Place, as well as expressed her concerns regarding the lack of privacy from the new road that was being put in place behind her home, as the road height exceeds the height of her backyard.

Mr. Felix Rabell expressed his concerns regarding the number of individuals that have been trespassing and fishing behind his home. He additionally communicated his sentiments about several issues, including the cleanliness of the pool amenity and mailbox kiosk, the broken gate at the basketball court, and the poor state of the District's landscaping.

Mr. Ken Witzman communicated that it appears that the basketball court gate has been pulled down and the hinges cracked. Mr. Witzman additionally expressed concerns about the prevalence of trash throughout the community, as well as apparent drainage issues along the path by the pond in the southeast corner of the District.

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THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Special Meeting held on June 6, 2018

On a Motion by Mr. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Special Meeting held on June 6, 2018 for the Reserve at Pradera Community Development District.

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FOURTH ORDER OF BUSSINESS

Consideration of the Operation & Maintenance Expenditures for April 2018 & May 2018

On a Motion by Mr. Bennett, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for April 2018 (\$16,387.77) & May 2018 (\$31,523.62) for the Reserve at Pradera Community Development District.

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FIFTH ORDER OF BUSINESS

Ratification of Construction Requisition #14

Requisition Number	FOR 2015	Amount
	Payee	
CUS 14	Preferred Pools & Patios, Inc.	\$35,600.00

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On a Motion by Mr. Bennett, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors ratified the Construction Requisition #14 for the Reserve at Pradera Community Development District.

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SIXTH ORDER OF BUSINESS

Staff Reports

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A. Field Services Manager

1. Presentation of June 2018 Field Inspection Report

Mr. Green presented the June 2018 Field Inspection Report to the Board, communicating that the weed pressure throughout the District is very bad, which is evident throughout the report. Mr. Green also reviewed the plant material at the dog park that is growing through the fence and in need of trimming, and the dog park area especially is inundated with weeds. Mr. Green also mentioned that the communication with Amazing National Services Group hasn't been ideal, and that they need to bring the District back up to par. Ms. Perkins also reiterated Mr. Green's sentiments pertaining to the level of communication and processes of making improvements, as the District has many areas requiring attention. Mr. Malcuit requested that Mr. Green provided him with the next field inspection report to ensure that Amazing National Services Group is performing appropriately, and communicated that he would set up a meeting if improvements were not made.

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B. Aquatics Manager

1. Presentation of July 2018 Aquatics Inspection Report

Mr. Bell presented the July 2018 Aquatics Inspection Report to the Board, notating that the ponds were overall functioning as appropriate and were looking good, as native vegetation is thriving. Discussion ensued pertaining to construction debris that has been discovered in the ponds, and insulation sheeting needs removal.

96 C. **District Counsel**
97 Mr. Steady was not present.

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99 D. **District Engineer**
100 Mr. Thornton was not present.

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102 E. **District Manager**
103 Ms. Perkins noted that the next regularly scheduled Board of Supervisors meeting will be held on
104 August 16, 2018 at 10:30 a.m. at the office of Rizzetta & Company Inc., located at 9428 Camden
105 Field Parkway, Riverview, Florida 33578, which will also be the Public Hearing on the Final
106 Budget for fiscal year 2018-2019. Ms. Perkins also inquired to the Board if they would like to
107 modify the pool amenity hours to account for daylight savings time for the longer periods of
108 sunshine in the summer. The Boards' consensus was to modify the hours accordingly. Ms.
109 Perkins also mentioned that she would have vendors further assess all of the amenities gates as
110 appropriate.

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112 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-04, Setting**
113 **the Landowner Elections**
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On a Motion by Mr. Bennett, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors adopted Resolution 2018-04, Setting the Landowner Election for November 15, 2018 for the Reserve at Pradera Community Development District.

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116 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
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118 Mr. Bennett provided an update that TECO is slated to install the amenity center parking lot street
119 lights by the end of August.

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121 Ms. Mitchell inquired about the status of turnover items for Phase III, to which Ms. Perkins
122 communicated that she would follow up with Mr. Steady as to his status on the turnover documents.
123 Discussion ensued also about removal of cattails in the pond prior to turnover, which would be assessed
124 by Aquatic Systems.

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127 **NINTH ORDER OF BUSINESS** **Adjournment**
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On a Motion by Mr. Bennett, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors adjourned the meeting at 11:14 a.m. for the Reserve at Pradera Community Development District.

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131 Secretary / Assistant Secretary


Chairman / Vice Chairman