

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, August 16, 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
Heather Baker	Board Supervisor, Assistant Secretary
Erika Mitchell	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Scott Green	Field Services Manager, Rizzetta & Company, Inc.

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

Mr. and Ms. Milo expressed their concerns pertaining to the landscaping service within the common areas, particularly the mowing patterns/frequency/edging that has appeared to be getting continually worse, and clumps of grass are being piled around the pond perimeters. Mr. Malcuit communicated that he has spoken to Amazing National Service Group over the last several weeks, and emphasized patience due to the heavy bouts of rain, as mowers were leaving rather large ruts. Mr. Malcuit reiterated that the Board is working with them to strive towards improvement.

Ms. Diaz additionally expressed concerns about the mowing service as well as communicated that debris has been deposited within the ponds, consisting of a lot of garbage produced by the contractors. Ms. Diaz additionally inquired about the schedule for the trimming of the palm trees, as they are not aesthetically pleasing. She additionally communicated her displeasure about the mulch that is getting in the pool, and recommended perhaps eliminating and replacing the mulch in the amenity area.

52 Ms. Rowan communicated her concerns pertaining to landscaping, as well as the
53 non-irrigated easements. Mr. Malcuit expressed that unfortunately it was not possible for
54 the remote areas to be connected to the County water system. Ms. Rowan additionally
55 expressed concerns pertaining to potential pond erosion, which Ms. Perkins would have
56 Mr. Thornton investigate further.
57

58 Ms. Diaz provided additional remarks relative to builders leaving lights on, garage
59 doors open, leaving building inventory out in the open, etc. to which the Board
60 communicated that they would address appropriately with their subcontractors. Ms.
61 Perkins encouraged residents to continually communicate their concerns so that they would
62 be addressed as appropriate.
63

64 **THIRD ORDER OF BUSINESS** **Consideration of the Minutes of the**
65 **Board of Supervisors' Regular**
66 **Meeting held on July 19, 2018**
67

On a Motion by Mr. Malcuit, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors Approved the Minutes of the Board of Supervisors' Regular Meeting held on July 19, 2018 for the Reserve at Pradera Community Development District.

68 **FOURTH ORDER OF BUSSINESS** **Consideration of the Operation &**
69 **Maintenance Expenditures for June**
70 **2018 & July 2018**
71
72

73 Mr. Malcuit requested Ms. Perkins obtain estimates from Gladiator on increasing the
74 frequency of pressure washing the front entrance monument. He additionally inquired
75 about scheduling an inspection for the entrance lighting completed by MC Building
76 Services.
77

On a Motion by Mr. Malcuit, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors Approved the Operation & Maintenance Expenditures for June 2018 (\$21,878.34) & July 2018 (\$32,271.64) for the Reserve at Pradera Community Development District.

78 **FIFTH ORDER OF BUSINESS** **Staff Reports**
79
80

- 81 **A. Field Services Manager**
82 1. Presentation of July 2018 Field Inspection Report
83

84 Mr. Green presented the July 2018 Field Inspection Report to the Board. Discussion
85 ensued pertaining to the recent well going down. Mr. Malcuit requested Ms. Perkins
86 obtain an estimate from Fourquerean to perform quarterly preventative
87 maintenance, and additionally communicated that the well repairs needed to be
88 completed as soon as possible in this emergency situation, as the recent annuals
89 that were installed were experiencing stress.
90
91
92
93
94
95

B. Aquatics Manager

1. Presentation of August 2018 Aquatics Inspection Report

Ms. Perkins presented the August 2018 Aquatics Inspection Report to the Board.
Mr. Malcuit communicated that the new ponds for Phase III should be added to the next report.

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 September 20, 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

Public Hearing on Fiscal Year 2018-2019 Budget & Imposing Special Assessments

On a Motion by Mr. Malcuit, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors Approved to open the Public Hearing on the Fiscal Year 2018-2019 Budget & Imposing Special Assessments for the Reserve at Pradera Community Development District.

1. Presentation of Fiscal Year 2018-2019 Budget

Ms. Perkins presented the fiscal year 2018-2019 budget for the Board's review.

2. Consideration of Resolution 2018-05, Adopting Fiscal Year 2018-2019 Budget

On a Motion by Mr. Malcuit, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors Adopted Resolution 2018-05, Adopting Fiscal Year 2018-2019 Budget for the Reserve at Pradera Community Development District.

3. Consideration of Resolution 2018-06, Imposing Special Assessments & Certifying an Assessment Roll

On a Motion by Mr. Malcuit, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors Adopted Resolution 2018-06, Imposing Special Assessments & Certifying an Assessment Roll for the Reserve at Pradera Community Development District.

On a Motion by Mr. Malcuit, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors Approved to close the Public Hearing on the Fiscal Year 2018-2019 Budget & Imposing Special Assessments for the Reserve at Pradera Community Development District.

132 SEVENTH ORDER OF BUSINESS Consideration of Resolution 2018-07,
133 Setting the Fiscal Year 2018-2019
134 Meeting Schedule
135

On a Motion by Ms. Mitchell, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors Adopted Resolution 2018-07, Setting the Fiscal Year 2018-2019 Meeting Schedule for the Reserve at Pradera Community Development District.

136
137 EIGHTH ORDER OF BUSINESS Consideration of Resolution 2018-08,
138 Acceptance of Certain Properties and
139 Infrastructure
140

On a Motion by Mr. Malcuit, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors Adopted Resolution 2018-08, Acceptance of Certain Properties and Infrastructure for the Reserve at Pradera Community Development District.

141
142 NINTH ORDER OF BUSINESS Supervisor Requests
143

144 Mr. Malcuit instructed Ms. Perkins to have Ms. Christensen send out one-hour
145 Outlook invites for each of the forthcoming Board meetings.
146

147 TENTH ORDER OF BUSINESS Adjournment
148

On a Motion by Mr. Malcuit, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors adjourned the meeting at 11:27 a.m. for the Reserve at Pradera Community Development District.

149
150 
151 Secretary / Assistant Secretary


Chairman / Vice Chairman