

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, September 20, 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.
Scott Green	Field Services Manager, Rizzetta & Company, Inc. (via phone)
Kyle Thornton	District Engineer; Genesis
Logan Bell	Aquatic Systems

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. Milo inquired about the progress of new home construction within the community, as he had recently noticed that construction had stalled. Mr. Malcuit addressed that homes are being built as they are sold, and elaborated on the process.

Mr. Dolan inquired about the completion date for the splash pad at the amenity center, to which Mr. Bennett responded it should be within the next four weeks. Mr. Dolan additionally questioned if the security cameras are constantly monitored at the pool, and Ms. Perkins elaborated on the remote security guards' scope. Mr. Dolan remarked that the pool amenity bathrooms are constantly dirty, and have open access. Mr. Malcuit requested a proposal be sought to put the bathrooms on key card access control. Mr. Dolan questioned the possibility about a pool skimmer and debris. Ms. Perkins communicated she would discuss this with Aqua Sentry. Mr. Dolan additionally commented on construction debris within the ponds, as well as the need for signage.

Ms. Tayman inquired about the possibility of the District converting the existing basketball court to tennis/pickleball courts, or adding courts into the area. Discussion ensued on associated costs, budget impact, the existing development plan, and having Mr. Thornton potentially look at various options. Ms. Tayman additionally inquired about the District's insurance policy, which is available for review within the Board's current agenda and accessible via the District's website.

Mr. Dolan inquired about the use of the soccer fields to outside entities. Ms. Perkins communicated that she had received feedback from many other residents that they did not want to make the District's facilities available for public sports programming.

58 Mr. Milo touched on run-off caused by erosion, to which Mr. Thornton communicated that it
59 was to be addressed and repaired.

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61 **THIRD ORDER OF BUSINESS** **Consideration of the Minutes of the Board**
62 **of Supervisors' Regular Meeting held on**
63 **August 16, 2018**
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On a Motion by Mr. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors Approved the Minutes from the Board of Supervisors' Regular Meeting held on August 16, 2018 for the Reserve at Pradera Community Development District.

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66 **FOURTH ORDER OF BUSSINESS** **Consideration of the Operation &**
67 **Maintenance Expenditures for August**
68 **2018**
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On a Motion by Mr. Bennett, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors Approved the Operation & Maintenance Expenditures for August 2018 (\$27,048.16) for the Reserve at Pradera Community Development District.

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71 **FIFTH ORDER OF BUSINESS** **Staff Reports**
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73 **A. Field Services Manager**
74 1. Presentation of August 2018 Field Inspection Report
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76 Mr. Green presented the August 2018 Field Inspection Report to the Board, commenting
77 that the new annuals were recently installed and were looking good, as well as the turf at
78 the front entrance. Mr. Green additionally touched on topics within the report which included;
79 palm trimming, front debris, tree removals and replacements, as well as weed pressure at
80 the dog park and within the roundabout. Mr. Green remarked that the next scheduled field
81 inspection would take place on September 28th. Mr. Malcuit inquired about the schedule of
82 tree trimming.

83
84 **B. Aquatics Manager**
85 1. Presentation of September 2018 Aquatics Inspection Report
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87 Mr. Bell presented the September 2018 Aquatics Inspection Report to the Board,
88 remarking that most ponds are looking good. Mr. Bell communicated that Pond #3 had
89 recently received treatment for the subversive vegetation, and Pond #6 was treated
90 around the skimmer. Mr. Bell also inquired about the presence of another company
91 performing treatments of the waterways within the District, Flatwoods Consulting, and Mr.
92 Bennett cleared up that Flatwoods Consulting was assisting with mitigation planting
93 requirements and coordination with the EPC and Hillsborough County. Discussion
94 ensued pertaining to mitigation as well as past turbidity concerns.

95
96 **C. District Counsel**
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98 Mr. Steady was not present.

99
100 **D. District Engineer**
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102 Mr. Thornton provided an update that Phase III is done, and that Phase II is almost
103 complete. Discussion ensued about prospective pond erosion which would be addressed.
104
105
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107 **E. District Manager**

108
109 Ms. Perkins noted that the next regularly scheduled Board of Supervisors meeting will be
110 held on October 18, 2018 at 10:30 a.m. at the office of Rizzetta & Company Inc., located
111 at 9428 Camden Field Parkway, Riverview, Florida 33578.

112
113 Ms. Perkins communicated that she received several requests from residents to install
114 signage around the ponds for "No Fishing." Mr. Malcuit communicated that he would like
115 to have a discussion with Mr. Steady on this topic.

116
117 Ms. Perkins additionally inquired to the Board on direction for modifying the amenity hours
118 to account for daylight savings time. It was the consensus of the Board to have the
119 amenities open to be consistent with the civil twilight schedule.

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121 **SIXTH ORDER OF BUSINESS** **Acceptance of Modification of**
122 **Professional District Services**
123 **Agreement**
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On a Motion by Mr. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors Accepted the Modification of Professional District Services Agreement pending review from District Counsel for the Reserve at Pradera Community Development District.

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126 **SEVENTH ORDER OF BUSINESS** **Consideration of Insurance Renewal**
127 **Proposal for Fiscal Year 2018-2019**
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On a Motion by Mr. Bennett, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors Approved the Egis Insurance Renewal Proposal for Fiscal Year 2018-2019 for the Reserve at Pradera Community Development District.

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130 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

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132 Mr. Bennett communicated an update on the progress of the street light installation at the
133 amenity center, which should be completed by the end of September.

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135 **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 11:15 a.m. for the Reserve at Pradera Community Development District.

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139 Secretary / Assistant Secretary


Chairman / Vice Chairman