

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 meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on **Thursday, October 26, 2023, at 10:32 a.m.** at the offices of Rizzetta & Company, Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578.

Present and constituting a quorum:

Jayson Caines	Board Supervisor; Chair
Maya Wyatt	Board Supervisor; Vice-Chair
Nicholas Perrette	Board Supervisor; Asst. Secretary
Charla Johnson	Board Supervisor; Asst. Secretary
Heidi Tayman	Board Supervisor; Asst. Secretary

Also present were:

Christina Newsome	District Manager; Rizzetta & Co., Inc.
Scott Steady	District Counsel; Burr Forman LLP (via Phone)
Kyle Thornton	District Engineer; Half Associates, Inc (via Phone)
John Fowler	Landscape Inspection Services Manager; Rizzetta & Co., Inc.
Doug Agnew	Representative; Advanced Aquatic
Bill Leavens	Representative; LMP

Audience: **Not Present.**

FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors Regular Meeting held on
September 21, 2023**

The Board directed Staff to upload amended minutes to the District's website.

On a Motion by Ms. Johnson, seconded by Ms. Tayman, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors regular meeting held on September 2023, for the Reserve at Pradera Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations
and Maintenance Expenditures
for September 2023**

The Board discussed that going forward, Ms. Newsome will send any invoice for service, outside contractual obligations, which will be accompanied by a photo of damage and repair.

On a Motion by Mr. Perrette, seconded by Ms. Tayman, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures report for September 2023 (\$76,001.92), for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Services

1. Presentation of Waterway Inspection Report

During the meeting, Mr. Agnew presented the Waterway Inspection Report to the Board. He informed them that the ongoing issue of spatterdock in the ponds is being closely monitored. Mr. Agnew explained that the sludge in Pond 11 is due to decomposing plant matter, but he reassured the Board that it will be clearing up soon. In addition, he stated that he will be submitting an updated contract for the Board to review at the November meeting. This contract will list any additional services and treatments that were requested by the Board.

B. Landscape Inspection Services

1. Presentation of Landscape Inspection Report

Mr. Fowler was present during the meeting and delivered the Landscape Inspection Report to the Board. He updated the Board about the need to remind LMP to edge around the field of the commercial property. The Board informed Mr. Leavens, who is with LMP, that they have not received a weekly landscape report despite requesting it. Mr. Leavens assured the Board that he would follow up with Mr. Manfrin and remind him to distribute weekly reports to the Board. LMP will also rebury the exposed drip line in the pool area.

2. Discussion of Landscape Options for Cul-de-sac

The Board requested that Mr. Fowler to get costs for landscape of Blue Grass by the November meeting. Mr. Leavens informed the Board that he would follow up with David and request a hard date for palm trimming.

C. District Counsel

Mr. Steady was present via phone. During the meeting, Ms. Newsome provided the Board members with a concise summary of the new insurance measures that require the attorney to fully attend all future Board meetings. The District Counsel will also communicate with the HOA manager regarding the letters that were sent regarding fencing and will follow up with the Board on the matter. District Counsel will send a 30-day termination letter and request a reduction in guard hours. Mr. Steady will review to determine if video surveillance is required at the pool under insurance policy.

D. District Engineer

Mr. Thornton was present via phone. During the meeting, the Board discussed the loss and removal of the splash pad, and reviewed some options for structures that could be placed in that area. They also brought up the light on Balm Riverview and asked the District Engineer to follow up with a report for the Board. Additionally, the Board requested Mr. Thornton to research any restrictions regarding the placement of conservation area signs around Pond 12.

On a Motion by Ms. Tayman seconded by Ms. Johnson with all in favor, the Board of Supervisors motioned to obtain three bids from contractors with options for the inspection of the splash pad and make recommendations for reconstruction by the end of the year, for the Reserve at Pradera Community Development District.

E. District Manager

1. Presentation of District Manager's Report

Ms. Newsome reminded the Board of the next meeting on Thursday, November 16, 2023, at 6:30 p.m.

Ms. Newsome presented her District Manager Report to the Board. The Board advised staff to obtain feedback on the placement and location of the new pool rules sign.

On a Motion by Ms. Johnson seconded by Ms. Tayman with all in favor, the Board of Supervisors motioned for District Manager to include the dollar amount on reports if and when the District is running over budget, for the Reserve at Pradera Community Development District.

A checklist has been created and will be added as an addendum to the contract.

On a Motion by Ms. Tayman seconded by Ms. Wyatt with all in favor, the Board of Supervisors motioned to approve a checklist as an addendum to the contract, this will be sent to District Counsel for amendment, and authorized the Chair to sign outside of the meeting, for the Reserve at Pradera Community Development District.

On a Motion by Ms. Wyatt seconded by Ms. Johnson with all in favor, the Board of Supervisors motioned to obtain quotes for janitorial services to be reviewed at the November meeting, for the Reserve at Pradera Community Development District.

The Board instructed the District Counsel to send a notice to cure to Total Community Maintenance.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01,
Adopting the Amended Budget
for Fiscal Year 2022-2023**

On a Motion by Mr. Caines seconded by Mr. Perrette with all in favor, the Board of Supervisors adopted Resolution 2024-01, Adopting the Amended Budget for Fiscal Year 2022-2023, for the Reserve at Pradera Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of Fiscal Year
2021-2022 Final Audit**

On a Motion by Mr. Caines seconded by Ms. Johnson with all in favor, the Board of Supervisors accepted Fiscal Year 2021-2022 Final Audit, for the Reserve at Pradera Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion of Display Case
Usage**

The Board reviewed and discussed submitted bulletin and event calendar items, and agreed that displaying them is beneficial.

NINTH ORDER OF BUSINESS

**Consideration of Securiteam
Card Reader Proposal**

The Board reviewed and discussed the proposal for Securiteam Card Readers. They decided to replace the current card readers, except those used for the basketball courts, which will remain on a set timer.

On a Motion by Ms. Wyatt seconded by Mr. Perrette with all in favor, the Board of Supervisors motioned to obtain a revised quote proposal identifying cards to be replaced and to include the tot lot card reader, for the Reserve at Pradera Community Development District.

TENTH ORDER OF BUSINESS

Discussion of Aqua Sentry Contract

The Board has requested that Aqua Sentry provide a monthly report that will be added as a "Staff Report" on the CDD meeting agenda.

On a Motion by Ms. Tayman seconded by Ms. Johnson with all in favor, the Board of Supervisors motioned to accept the revised contract from Aqua Sentry, District Counsel will review and prepare an addendum to the updated contract, for the Reserve at Pradera Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion of Exercise Equipment

During the Board meeting, the topic of discussion was the exercise equipment. Ms. Johnson will be reaching out to a vendor to request a bid for repairing the equipment. As per Ms. Tayman's suggestion, pictures of the exercise equipment will be sent to highlight a potential hazard that needs to be addressed. The staff will be working to gather more bids for repair of the exercise equipment.

TWELFTH ORDER OF BUSINESS

Discussion of Temporary Meeting Location Change

During the meeting, the Board addressed the temporary change in the location of their meetings. It was mentioned that due to a mechanical fire at the Riverview Library, the meeting location had been shifted back to the Riverview office. The Board was informed that if the fire has been resolved and the meeting space is available, the meetings will move back to the Riverview Public Library starting in November.

THIRTEENTH ORDER OF BUSINESS

Discussion of Pool Security

The board discussed terminating the contract with Envera and replacing them with Securiteam, who already handle access card monitoring.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Perrette brought up concerns about the use of motorcycles on the walking trails. The District Counsel has agreed to investigate the issue and report back to the Board with their findings. Additionally, Ms. Wyatt requested that the DDD fence and dog park be removed to assess the damage caused by the hurricane.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Perrette, seconded by Mr. Wyatt, with all in favor, the Board of Supervisors adjourned the meeting at 1:02 p.m., for the Reserve at Pradera Community Development District.



Assistant Secretary



Chair / Vice Chair