



Rizzetta & Company

# Reserve at Pradera Community Development District

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## Board of Supervisors' Meeting October 15, 2020

District Office:  
9428 Camden Field Parkway  
Riverview, Florida 33578

[www.reserveatpraderacdd.org](http://www.reserveatpraderacdd.org)

**RESERVE AT PRADERA  
COMMUNITY DEVELOPMENT DISTRICT**

At the offices of Rizzetta & Co., Inc., 9428 Camden Field Parkway, Riverview, FL 33578

<b>Board of Supervisors</b>	Matt Young Brian Valavicius Heather Espina Brandon Peters	Chairman Vice Chairman Asst. Secretary Asst. Secretary
<b>District Manager</b>	Gary Moore	Rizzetta & Company, Inc.
<b>District Attorney</b>	Scott Steady	Burr Forman, LLP
<b>District Engineer</b>	Kyle Thornton	Genesis Group

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813)533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

October 7, 2020

**Board of Supervisors  
Reserve at Pradera Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting and public hearing of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Thursday, October 15, 2020 at 10:30 AM** to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, 20-193, and 20-246 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, August 7, 2020, and September 30, 2020 respectively, and pursuant to Florida Statutes. To access the meeting, please use a telephone to dial 929-205-6099, and enter the ID# 745 637 0167 . If you need assistance participating in the meeting, please contact the District Manager's Office at 813-533-2950. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on September 17, 2020.....Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for September 2020.....Tab 2
- 5. STAFF REPORTS**
  - A. Field Services
    - i. Presentation of Field Inspection Report.....Tab 3
  - B. Aquatics Services
    - i. Presentation of Waterway Inspection Report.....Tab 4
  - C. District Counsel
  - D. District Engineer
  - E. District Manager
- 6. SUPERVISOR REQUESTS**
  - A. Consideration of Resolution 2021-01, Amending Resolution 2020-12 Imposing Special Assessments.....Tab 5
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to contact us at (813) 533-2950.

Sincerely,

*Gary Moore*

Gary Moore  
District Manager

**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 **Wednesday, September 17, 2020 at 10:30 AM** conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Florida Statutes.

Present and constituting a quorum:

Matt Young	<b>Board Supervisor; Chair</b>
Brian Valavicius	<b>Board Supervisor; Vice Chairman</b>
Heather Espina	<b>Board Supervisor; Asst. Secretary</b>

Also present were:

Gary Moore	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Scott Steady	<b>District Counsel, Burr Forman LLP</b>
Johnathan Rodriguez	<b>Sitex</b>
Nicole Kibert Basler	<b>Beazer Counsel</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Moore called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There was a large number of comments from the audience. Overall, the focus of comments was centered on the pool and other amenities still being closed. Residents felt that the pool should have been opened months ago. They feel there has been no accountability on part of the management as pool chairs are deteriorating, landscape has not been maintained, bathrooms, pool and pool deck are dirty. The audience also commented on the landscape problems with regards to mowing, grass going into ponds, trash in ponds, lighting out on entrance monument and requested the Board consider holding meeting later and placing an information Board in the community that would contain meeting schedule or other important information for the Residents.

47 **THIRD ORDER OF BUSINESS** **Discussion** **Regarding** **Amenity**  
48 **Closures**

49  
50 Mr. Young stated that it was the intent of the Board to re-open the pool deck and tote lot  
51 areas only. Residents wishing to utilize these areas would need to sign a waiver prior,  
52 once signed their key card would then be reactivated. The pool would reopen under both  
53 reduced hours and capacity with a pool monitor, whose cost would be covered by Beazer  
54 Homes. Legal, insurance and local guidance with regards to COVID will continue to be  
55 monitored, adjustments made as necessary and special signage regarding COVID will be  
56 posted. It is the Board intent to reopen within next 30 days and provide a monitor for  
57 approximately six months. Chairman requested District Management survey residents  
58 regarding their preference for operating days and hours.  
59

On a Motion by Mr. Young, seconded by Ms. Espina, with all in favor, the Board approved the draft waiver in substantial form for Reserve at Pradera Community Development District.

60  
61  
62 On a Motion by Mr. Young, seconded by Ms. Espina, with all in favor, the Board  
63 authorized opening the pool at the discretion of the chairman for Reserve at Pradera  
64 Community Development District.  
65

61 **FOURTH ORDER OF BUSINESS** **Holiday Lighting Proposals**

62 The Board reviewed several proposals for Holiday lighting. Discussion ensued  
63  
64  
65

On a Motion by Mr. Young, seconded by Ms. Espina, with all in favor, the Board approved the proposal from Illuminations for Holiday lighting at a total cost of \$3,000 for Reserve at Pradera Community Development District.

66 **FIFTH ORDER OF BUSINESS** **Consideration of EGIS Proposal**

67 Mr. Moore presented an insurance renewal proposal from EGIS for the Fiscal Year  
68 2020-2021.  
69  
70  
71

On a Motion by Mr. Young, seconded by Mr. Valavicius, with all in favor, the Board approved the proposal from EGIS for CDD insurance for the Reserve at Pradera Community Development District.

72 **SIXTH ORDER OF BUSINESS** **Consideration of Minutes of Board of**  
73 **Supervisors' Meeting Held August 26,**  
74 **2020**  
75  
76

On a Motion by Mr. Young, seconded by Ms. Espina, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 26, 2020 for the Reserve at Pradera Community Development District.

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78 **SEVENTH ORDER OF BUSINESS** **Consideration of O&M Expenditures**  
79 **for August 2020**  
80

On a Motion by Mr. Young, seconded by Ms. Espina, with all in favor, the Board of Supervisors ratified the O&M expenditures for August 2020 (\$27,611.52) the Reserve at Pradera Community Development District

81  
82 **EIGHTH ORDER OF BUSINESS** **Staff Reports**  
83

84 **A. Field Services Manager**  
85

86 **i. Presentation of Field Inspection Reports**  
87

88 Mr. Moore reviewed the Field Inspection Report and answered general  
89 questions from the Board. There was Proposal from Sitex presented under  
90 separate cover for a dog park option, cul-de-sac bullnose option and a cul-  
91 de-sac island option.  
92

On a Motion by Mr. Young, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved options 1-3 of the proposal from Sitex for Landscaping enhancements for the Reserve at Pradera Community Development District

93  
94 **B. Aquatics Manager**  
95

96 **i. Presentation of Waterway Inspection Report**  
97

98 Mr. Moore reviewed the aquatics service reports with the Board. General  
99 discussion ensued.  
100

101 **C. District Counsel**  
102

103 no report provided.  
104

105 **D. District Engineer**  
106

107 Not present; no report provided.  
108

109 **E. District Manager**  
110

111 Mr. Moore confirmed that the next regularly scheduled Board meeting will be held  
112 on October 15, 2020 at 10:30 AM to be conducted by means of communications  
113 media technology should the executive order be extended.  
114  
115  
116

117 **NINTH ORDER OF BUSINESS** **Supervisor Requests**

118  
119 There were no Supervisor Requests.

120  
121 **TENTH ORDER OF BUSINESS** **Adjournment**

122

On a Motion by Mr. Young, seconded by Mr. Valavicius, with all in favor, the Board of Supervisors adjourned the meeting at 12:27 PM for the Reserve at Pradera Community Development District.

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Assistant Secretary	Chair / Vice Chair
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# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Operation and Maintenance Expenditures September 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$63,054.54**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

\_\_\_\_ Assistant Secretary



## Reserve at Pradera Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aqua Sentry	001050	2715	Pool Service Contract 09/20	\$ 769.99
Bright House Networks	001036	067366001082020	Internet Service 08/20	\$ 220.00
Bright House Networks	001051	067366001092020	Internet Service 09/20	\$ 220.00
Burr & Forman, LLP	001037	1182296	Legal Services 07/20	\$ 1,785.00
Egis Insurance Advisors LLC	001057	11441	General/POL Liability Insurance FY20/21	\$ 11,079.00
Fastsigns	001049	2001-15270	CDD COVID-19 Sign 09/20	\$ 198.60
JBW Designs LLC DBA Poop 911	001046	3620574	2 Doggie Waste Stations 08/20	\$ 71.60
Navitas Credit Corp	001045	40271431 09/20	Surveillance System Lease 09/20	\$ 735.86
Rizzetta & Company, Inc.	001038	INV0000052514	District Management Fees 09/20	\$ 4,175.00
Rizzetta Technology Services	001039	INV0000006162	Email/Website Hosting Services 09/20	\$ 100.00
Sitex Land LLC	001040	10586	Mulch Installation	\$ 5,525.00
Sitex Land LLC	001040	10594	Irrigation Repairs	\$ 760.00
Sitex Land LLC	001052	10628	Monthly Landscaping 09/20	\$ 9,195.34
Sitex Land LLC	001047	10641	Annuals Install 08/20	\$ 2,012.50

## Reserve at Pradera Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Land LLC	001052	10645	Fertilization All Common Grounds 08/20	\$ 4,135.00
Solitude Lake Management, LLC	001053	PI-A00467527	Monthly Lake/Wetland Services 09/20	\$ 1,005.00
Tampa Electric Company	001042	TECO Summary Bill A 07/20	Tampa Electric Summary Bill A 08/20	\$ 5,719.28
Tampa Electric Company	001042	TECO Summary Bill B 07/20	Tampa Electric Summary Bill B 07/20	\$ 2,218.43
Tampa Electric Company	001055	TECO Summary Bill B 08/20	Tampa Electric Summary Bill B 08/20	\$ 5,765.94
Thomas Sewell	001041	06	Monthly Trapping Service 08/20	\$ 1,200.00
Thomas Sewell	001054	07	Monthly Trapping Service 09/20	\$ 1,200.00
Times Publishing Company	001048	00000104399	Legal Advertising 09/09/20	\$ 469.50
Times Publishing Company	001056	00000106599	Legal Advertising 09/16/20	\$ 461.00
Total Community Maintenance, LLC	001043	2923	Monthly Cleaning & Maintenance 07/20	\$ 400.00
Total Community Maintenance, LLC	001043	2971	Monthly Cleaning & Maintenance 08/20	\$ 400.00
U.S. Bank	001044	5850677	Trustee Fees Series 2015 08/01/20 - 07/31/21	\$ 3,232.50
<b>Report Total</b>				<b><u>\$ 63,054.54</u></b>

## RESOLUTION 2021-01

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2020-12 TO PROVIDE FOR DIRECTLY COLLECTING THE PORTION OF THE ASSESSMENT ROLL RELATING TO CERTAIN PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Reserve at Pradera Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”); and

**WHEREAS**, the District adopted Resolution 2020-12, levying special assessments for operations and maintenance and provided for the collection of the operations and maintenance special assessments and previously levied debt service assessments; and

**WHEREAS**, this resolution shall allow for the collection of the special assessments by the Direct Bill method for unplatted residential property owned by Beazer Home Corp. and the commercial parcel (Folio #077140152) (the “**Direct Collect Property**”).

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** Section 3. Collection provided for in Resolution 2020-12 shall be amended to include:

**Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B”** to Resolution 2020-12. Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2020, 25% due no later than February 1, 2021 and 25% due no later than May 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2020/2021, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected

pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

**SECTION 2. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of October 2020.

ATTEST:

**RESERVE AT PRADERA  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chairman, Board of Supervisors