

**MINUTES OF MEETING
BOYETTE PARK
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Board of Supervisors of the Boyette Park Community Development District was held on Monday, March 12, 2018 at 3:00 p.m., at Mattamy Homes, 4107 Crescent Park Drive, Riverview, Florida 33578.

Present at the meeting were:

Tim Murray	Chair
Thomas Griggs	Assistant Secretary
Jacob Egan	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Lindsay Whelan	District Counsel
Chris Fisher	District Engineer
Brett Sealy	MBS Capital Markets, LLC
Robbie Cox	MBS Capital Markets, LLC
Mike Williams	Bond Counsel, Akerman LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 3:02 p.m. Supervisors Murray, Eagan and Griggs were present, in person. Supervisors McCraw and O'Brien were not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Amended and Restated Report of District Engineer, February 2018

Mr. Fisher recalled that, when the Report was originally prepared, build out in four phases; this Amended and Restated Report reflects the subsequent reduction to three phases. Any other changes were grammatical, etc. Mr. Wrathell stated that the table, on Page 6, was

modified. Mr. Wrathell asked if these changes affected the construction costs. Mr. Fisher replied no.

On MOTION by Mr. Murray and seconded by Mr. Egan, with all in favor, the Amended and Restated Report of District Engineer, February 2018, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Supplemental Special Assessment Methodology Report

Mr. Wrathell stated that this Report was provided for informational purposes; the bond parameters were still being fine-tuned. It would likely be modified and presented for consideration at the next meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-07, Supplementing Its Resolution 2017-26 By Authorizing the Issuance of Its Boyette Park Community Development District Special Assessment Revenue Bonds, Series 2018 in a Principal Amount of Not Exceeding \$9.735 Million For the Principal Purpose of Acquiring and Constructing Assessable Improvements; Delegating To the Chairman or Vice Chairman of the Board of Supervisors of the District, Subject To Compliance With the Applicable Provisions Hereof, the Authority To Award the Sale of Such 2018 Bonds To MBS Capital Markets, LLC By Executing and Delivering To Such Underwriter a Bond Purchase Agreement and Approving the Form Thereof; Approving the Form of and Authorizing the Execution of the First Supplemental Trust Indenture; Approving U.S. Bank National Association As the Trustee, Bond Registrar and Paying Agent For Such 2018 Bonds; Making Certain Findings; Approving Form of Said 2018 Bonds; Approving the Form of the Preliminary Limited Offering Memorandum and

Authorizing the Use By the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials of Boyette Park Community Development District and Others To Take All Actions Required In Connection With the Issuance, Sale and Delivery of Said 2018 Bonds; Providing Certain Other Details With Respect To Said 2018 Bonds; and Providing an Effective Date

Mr. Wrathell presented Resolution 2018-07 and read the title.

Mr. Williams recalled that the Board approved a Master Bond Resolution and Master Trust Indenture last year. The bonds were successfully validated on December 4, 2017. This Resolution 2018-07 supplements Resolution 2017-26 by approving the following documents and actions:

- First Supplemental Trust Indenture, which is the District's contract with the bondholders
- Bond Purchase Agreement, which is between the District and the Underwriter, MBS Capital Markets, LLC (MBS)
- Form of Preliminary Offering Memorandum, which is the document MBS will use to market the bonds to potential investors
- Continuing Disclosure Agreement, which is the document required by the Securities and Exchange Commission (SEC) pursuant to which the District and Developer will provide certain financial and related information on the time schedule set forth in the document
- Authorizes all actions necessary to close the bond transaction

Mr. Sealy stated that this document will allow MBS to mail the offering document, probably tomorrow, and then price the bonds and set the interest rates within a few days after, provided the standard parameters, set forth in the Resolution, can be achieved.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, Resolution 2018-07, Supplementing Its Resolution 2017-26 By Authorizing the Issuance of Its Boyette Park Community Development District Special Assessment Revenue Bonds, Series 2018 in a Principal Amount of Not Exceeding \$9.735 Million For the Principal Purpose of Acquiring and Constructing Assessable Improvements; Delegating To the Chairman or Vice Chairman of the Board of Supervisors of the District, Subject To Compliance With the Applicable Provisions Hereof, the Authority To Award the Sale of Such 2018 Bonds To MBS Capital Markets, LLC By Executing and Delivering To Such Underwriter a Bond Purchase Agreement and Approving the Form Thereof; Approving the Form of and Authorizing the Execution of the First Supplemental Trust Indenture; Approving U.S. Bank National Association As the Trustee, Bond Registrar and Paying Agent For Such 2018 Bonds; Making Certain Findings; Approving Form of Said 2018 Bonds; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use By the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials of Boyette Park Community Development District and Others To Take All Actions Required In Connection With the Issuance, Sale and Delivery of Said 2018 Bonds; Providing Certain Other Details With Respect To Said 2018 Bonds; and Providing an Effective Date, was adopted.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, authorizing Staff to advertise a meeting for April 3, 2018 at 3:00 p.m., at this location, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Forms of Financing Agreements

Ms. Whelan stated that the following are standard financing agreements by and between the District and Developer. These documents were already provided to Developer’s Counsel and were under review.

A. Collateral Agreement

Ms. Whelan stated that if there is any default in assessment payments, this Agreement entitles the District to take ownership of the land and development rights that the Developer currently owns in the project.

B. Completion Agreement

Ms. Whelan stated that this Agreement obligates the Developer to complete any portion of the Capital Improvement Plan (CIP) that the District is not financing through the sale of the Series 2018 bonds.

C. True-Up Agreement

Ms. Whelan stated that this Agreement obligates the Developer to develop the Equivalent Residential Unit (ERU) counts currently in the Methodology. The reallocation process would be necessary to reduce everyone’s assessments, proportionately, if any more areas are developed and, if fewer areas are developed, the Developer must make a true-up payment to pay down the bond difference.

D. Acquisition Agreement

Ms. Whelan stated that this Agreement sets forth the parameters, in which the District will accept title to real property, improvements, work product, etc., from the Developer.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the Collateral Agreement, Completion Agreement, True-Up Agreement and Acquisition Agreement, in substantial form, were approved.

SEVENTH ORDER OF BUSINESS

Ratification of Conveyance Documents for Well Parcel

A. Special Warranty Deed

Ms. Whelan stated, subsequent to the last meeting, there was discussion with Developer’s Counsel regarding the property in the Special Warranty Deed, upon which a well is to be constructed; therefore, it made better sense for the District to own title to the property. In conjunction with the Developer, Chair and Vice Chair, District Counsel was comfortable with execution of the documents necessary to take title and ratify that action.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the Special Warranty Deed for conveyance of the well parcel, was ratified.

B. Construction and Maintenance Easement Agreement

Ms. Whelan stated that this was related to the well parcel, which is intended to have well improvements, along with electrical service, landscaping, fencing, etc. The easement allows the Developer to access the property to install those services and maintain them. The Agreement was already executed and recorded.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the Construction and Maintenance Easement Agreement, was ratified.

EIGHTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of January 31, 2018

Mr. Wrathell presented the Unaudited Financial Statements as of January 31, 2018.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the Unaudited Financial Statements as of January 31, 2018, were approved.

NINTH ORDER OF BUSINESS

Consideration of January 15, 2018 Regular Meeting Minutes

Mr. Wrathell presented the January 15, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the January 15, 2018 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

There being nothing additional to report, the next item followed.

B. District Engineer: *Clearview Land Design, P.L.*

Mr. Fisher stated that the contractor was nearly finished with some work and the acquisition paperwork would be started soon. Ms. Whelan suggested including acceptance of that infrastructure on the next agenda.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

i. NEXT MEETING DATE: April 16, 2018 at 3:00 P.M.

Mr. Wrathell stated that the next meeting will be held on April 3, 2018 at 3:00 p.m., at this location.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

TWELFTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

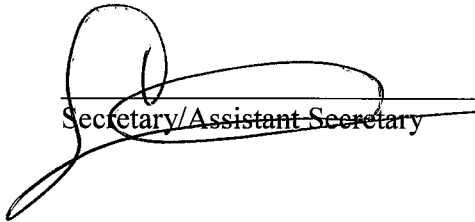
THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Murray and seconded by Mr. Griggs,
with all in favor, the meeting adjourned at 3:17 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair