

# **BOYETTE PARK**

## **COMMUNITY DEVELOPMENT DISTRICT**

**May 17, 2021**

## **BOARD OF SUPERVISORS**

## **REGULAR MEETING**

## **AGENDA**

**Boyette Park Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

May 10, 2021

Board of Supervisors  
Boyette Park Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Boyette Park Community Development District will hold a Regular Meeting on May 17, 2021 at 10:30 a.m., at the Hilton Garden Inn Tampa/Riverview/Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisors, Thomas Griggs, [SEAT 4] and Timothy Murray [SEAT 5] *(the following to be provided in a separate package)*
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2021-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date
5. Acceptance of Resignation of Supervisor Jacob Egan, Seat 3 *(term expires November 2022)*
6. Consider Appointment of Qualified Elector to Vacant Seat 3

- Administration of Oath of Office to Newly Appointed Supervisor
- 7. Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Boyette Park Community Development District, and Providing for an Effective Date
- 8. Consideration of Resolution 2021-03, Accepting the Certification of the District Engineer that the Series 2018 Project is Complete; Declaring the Series 2018 Project Complete; Finalizing the Special Assessments Securing the District's Series 2018 Bonds; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date
- 9. Consideration of Resolution 2021-04, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
- 10. Consideration of Resolution 2021-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
- 11. Approval of Limited Topographic Survey
- 12. Update: Turnover Strategy
- 13. Acceptance of Unaudited Financial Statements as of March 31, 2021
- 14. Approval of Minutes
  - A. October 19, 2020 Virtual Regular Meeting
  - B. November 3, 2020 Landowners' Meeting
- 15. Staff Reports
  - A. District Counsel: *Hopping Green & Sams, P.A.*
  - B. District Engineer: *Clearview Land Design, P.L.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. 319 Registered Voters in District as of April 15, 2021
    - II. NEXT MEETING DATE: June 21, 2021 at 10:30 A.M.

• QUORUM CHECK

<b>MAC McCRAW</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>KEITH POLASKY</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>THOMAS GRIGGS</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>TIMOTHY MURRAY</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>

16. Board Members' Comments/Requests

17. Public Comments

18. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at 561-346-5294.

Sincerely,



Cindy Carbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

**Call-in number: 1-888-354-0094**

**Conference ID: 8518503**

**BOYETTE PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2021-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS’ ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Boyette Park Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners’ meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners’ meeting was held on November 3, 2020, and the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

<b>BOARD MEMBER</b>	<b>SEAT</b>	<b>VOTES</b>
Jacob Egan	3	48
Thomas Griggs	4	49
Timothy Murray	5	49

**Section 2.** In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following term of office:

<b>BOARD MEMBER</b>	<b>SEAT</b>	<b>TERM</b>
Jacob Egan	3	2-Year Term
Thomas Griggs	4	4-Year Term
Timothy Murray	5	4-Year Term

**Section 3.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF MAY, 2021.**

Attest:

**BOYETTE PARK COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**BOYETTE PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**



**NOTICE OF TENDER OF RESIGNATION**

To: Board of Supervisors  
Boyette Park Community Development District  
Attn: Craig Wrathell, District Manager  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

From: JACOB EGAN  
Printed Name

Date: 2/16/2021  
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Boyette Park Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accept it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and  personally presented at a duly noticed meeting of the Board of Supervisors,  scanned and electronically transmitted to [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) or  faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

Signature



A handwritten signature in blue ink, appearing to read 'Jacob Egan', is written over a horizontal line.

**BOYETTE PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2021-02**

**A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Boyette Park Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT:**

1. **DISTRICT OFFICERS.** The District officers are as follows:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

Craig Wrathell is appointed Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

Cindy Cerbone is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**Adopted this 17<sup>th</sup> day of May, 2021.**

**ATTEST:**

**BOYETTE PARK COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**BOYETTE PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RESOLUTION 2021-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2018 PROJECT IS COMPLETE; DECLARING THE SERIES 2018 PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2018 BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Boyette Park Community Development District (“**District**”) was established by Ordinance No. 17-14 adopted on June 14, 2017, by the Board of County Commissioners of Hillsborough County, Florida (“**County**”), for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (the “**Board**”) of the District adopted Resolution No. 2017-26 on August 21, 2017, authorizing the issuance of not to exceed \$9,735,000 in aggregate principal amount of its Special Assessment Revenue Bonds to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act;

**WHEREAS**, the District duly authorized and issued Boyette Park Community Development District Special Assessment Revenue Bonds, Series 2018 (the “**Series 2018 Bonds**”) in the aggregate principal amount of \$5,915,000, for the purpose of funding a portion of the construction, installation, and acquisition of public infrastructure, improvements, and services (the “**Series 2018 Project**”), as identified and described in that certain *Amended and Restated Engineer’s Report*, dated February 2018 (the “**Engineer’s Report**”); and

**WHEREAS**, the Engineer’s Report estimates capital costs totaling \$7,328,978.24 for the Series 2018 Project (the “**Total Project Costs**”); and

**WHEREAS**, on August 21, 2017, the Board adopted Resolution 2017-24, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

**WHEREAS**, on November 6, 2017, the Board, after notice and public hearing, met as an Equalizing Board pursuant to the provision of Section 170.08, *Florida Statutes*, and adopted Resolution 2018-02, as supplemented by Resolution 2018-08, adopted on April 3, 2018, authorizing the projects described therein, equalizing and levying special assessments to defray all or a portion of the Total Project Costs and providing that this levy

shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

**WHEREAS**, the Series 2018 Project specially benefits the developable acreage in the District as set forth in Resolution 2018-02 and the *Special Assessment Methodology Report*, dated November 6, 2017, as supplemented by the *Supplemental Special Assessment Methodology Report, Series 2018 Project*, dated April 3, 2018 (together, the “**Assessment Methodology**”), and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2018 Project financed with the Series 2018 Bonds to the specially benefitted properties within the District as set forth in Resolution 2018-02 and this Resolution; and

**WHEREAS**, pursuant to Chapter 170, *Florida Statutes*, and the Master Trust Indenture dated April 1, 2018 (the “**Master Indenture**”), as supplemented by that First Supplemental Trust Indenture dated April 1, 2018 (the “**First Supplemental Indenture**” and, together with the Master Indenture, the “**Indenture**”) both by and between the District and U.S. Bank National Association, as Trustee, the District Engineer executed and delivered a Certificate of Completion of the Series 2018 Project dated October 23, 2020, (the “**Engineer’s Certification**”) attached hereto as **Exhibit A**, wherein the District Engineer certified the Series 2018 Project to be complete; and

**WHEREAS**, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2018 Project as described above, the Board desires to certify the Series 2018 Project complete in accordance with the Indenture; and

**WHEREAS**, the actual costs incurred to complete the Series 2018 Project exceeded all amounts on deposit in the Series 2018 Acquisition and Construction Account within the Acquisition and Construction Fund.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of the Boyette Park Community Development District:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of Resolution 2018-02, as supplemented.

**SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2018 PROJECT.** The Board of Supervisors hereby accepts the Engineer’s Certification, attached hereto as **Exhibit A**, certifying the Series 2018 Project complete and upon reliance thereon, certifies the Series 2018 Project complete in accordance with Resolution 2018-02 and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Series 2018 Project shall be the date of the Engineer’s Certification.

**SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2019 BONDS.** Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2018-02, special assessments securing the Series 2018 Bonds are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Series 2018 Project. **Exhibit B** attached hereto and incorporated herein by this reference reflects the amortization schedule of the Series 2018 Bonds after the closing of the Series 2018 Acquisition and Construction Account within the Series 2018 Acquisition and Construction Fund. As provided in Resolution 2018-02, the assessments levied reflect the outstanding debt due on the Series 2018 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2018-02, the special assessments on parcels specially benefitted by the Series 2018 Project are hereby finalized in accordance with the Assessment Methodology which reflects the assessments on the parcels benefitted by the Series 2018 Bonds.

**SECTION 5. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2018-02, which remains in full force and effect. This Resolution and Resolution 2018-02 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

**SECTION 7. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 8. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 9. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

*[Remainder of page intentionally left blank]*



**APPROVED AND ADOPTED** this 17<sup>th</sup> day of May, 2021.

ATTEST:

**BOYETTE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Engineer's Certification, dated October 23, 2020

**Exhibit B:** Amortization Schedule of the Series 2018 Bonds

**EXHIBIT A**

**Engineer's Certification, dated October 23, 2020**

**BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT ENGINEER CERTIFICATION OF**  
**FINAL COMPLETION OF PUBLIC IMPROVEMENTS**

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- I. Clearview Land Design, P.L., is the District Engineer ("Engineer" for Boyette Park Community Development District ("District"), which has acquired certain personal property/ materials and property improvement,; from M-myTampa/SarasotaLLC., ("Developer" , the Developer of Boyette Park Community Development District, Hillsborough County, Florida (the "Project").
2. **The amount paid by the District to the Developer to purchase the personal property and property improvements did not exceed:**
  - (A) **As to Improvements Consisting of Personal Property to Be Acquired By the District:** the actual cost paid by the Developer for said personal property; or
  - (B) **As to Other Eligible Reimbursable Costs:** the actual cost paid by the Developer
  - (C) The Engineer's estimated fair market value
4. **The personal property and improvements conveyed to the District were installed and constructed (to the extent required) in substantial conformity with its approved permits, plans and specifications, and at the time of transfer improvements there to were fully operational, tested, inspected and found to satisfy the requirements of all permitting authorities, and were transferred to an ultimate operating entity.**
6. In my opinion based on my information, knowledge and belief, the personal property and improvements conveyed were in good condition and were reasonably free from defects at the time of transfer.
7. **Pursuant to the terms of that certain "Acquisition Agreement" by and between the District and Developer dated April 4, 2018, regarding the acquisition of "certain community development services, facilities, and improvements to serve the District" as outlined in the Engineer's Report dated February 18, 2018 and the plans and specifications prepared by Clearview Land Design, P.L., I hereby certify to the District that to the best of my knowledge, information, and belief, based upon site inspections under my responsible charge, that all public improvements to the Property have been installed and the Project is final and complete.**

**Toxey Hall**  
**District Engineer**



BY: \_\_\_\_\_  
Troy Hall, P.E.  
Its: President, STATE OF  
Florida Registered Professional Engineer, No. 37278  
For the Firm  
Certificate of Authorization 28858

10/23/20  
Date

**EXHIBIT B**

**Amortization Schedule of the Series 2018 Bonds**

**BOND *DEBT* SERVICE**

Boyetie Pan:Community Deve.lopme.nt Disblct  
 Special Assessment Revenue Bonds, Series 2018  
 Hillsborough County, Florida  
 FINAL NUMBERS

Dated Date.                   04/04/2018  
 Delivery Date               04/04/2018

Period Ending	Principal	Coupon	late.rest	Debt Service
11/01/2018			166,854.94	166,854.94
11/01/2019	95,000	3.900%	288,330.00	383,330.00
11/01/2020	95,000	3.900%	284,625.00	379,625.00
11/01/2021	100,000	3.900%	280,822.50	380,822.50
11/01/2022	105,000	3.900%	276,825.00	381,825.00
11/01/2023	110,000	3.900%	272,632.50	382,632.50
11/01/2024	115,000	4.400%	267,957.50	382,957.50
11/01/2025	120,000	4.400%	262,787.50	382,787.50
11/01/2026	125,000	4.400%	257,397.50	382,397.50
11/01/2027	130,000	4.400%	251,787.50	381,787.50
11/01/2028	135,000	4.400%	245,957.50	380,957.50
11/01/2029	140,000	5.000%	239,487.50	379,487.50
11/01/2030	150,000	5.000%	232,237.50	382,237.50
11/01/2031	155,000	5.000%	224,612.50	379,612.50
11/01/2032	165,000	5.000%	216,612.50	381,612.50
11/01/2033	175,000	5.000%	208,112.50	383,112.50
11/01/2034	185,000	5.000%	199,112.50	384,112.50
11/01/2035	190,000	5.000%	189,737.50	379,737.50
11/01/2036	200,000	5.000%	179,987.50	379,987.50
11/01/2037	210,000	5.000%	169,737.50	379,737.50
11/01/2038	225,000	5.000%	158,862.50	383,862.50
11/01/2039	235,000	5.125%	147,215.63	382,215.63
11/01/2040	245,000	5.125%	134,915.63	379,915.63
11/01/2041	260,000	5.125%	121,975.00	381,975.00
11/01/2042	275,000	5.125%	108,265.63	383,265.63
11/01/2043	290,000	5.125%	93,787.51	383,787.51
11/01/2044	305,000	5.125%	78,540.63	383,540.63
11/01/2045	320,000	5.125%	62,525.00	382,525.00
11/01/2046	335,000	5.125%	45,740.63	380,740.63
11/01/2047	355,000	5.125%	28,059.38	383,059.38
11/01/2048	370,000	5.125%	9,481.25	379,481.25
<hr/>				
	5,915,000		5,704,983.73	11,619,983.73
<hr/>				

**BOYETTE PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2021-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Boyette Park Community Development District (“**District**”) prior to June 15, 2021, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT:**

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 16, 2021  
HOUR: 10:30 A.M.  
LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.



**5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

**6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

ATTEST:

**BOYETTE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2021/2022 Budget

**Exhibit A**

Fiscal Year 2021/2022 Budget

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2022**

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
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**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Proposed Budget FY 2021	Actual through 2/28/2021	Projected through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 89,987				\$ 89,987
Allowable discounts (4%)	(3,599)				(3,599)
Assessment levy: on-roll - net	86,388	\$ 83,855	\$ 2,533	\$ 86,388	86,388
Total revenues	86,388	83,855	2,533	86,388	86,388
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	15,000	3,224	11,084	14,308	14,750
Engineering	2,000	-	2,000	2,000	2,000
Audit	4,600	500	4,100	4,600	4,600
Arbitrage rebate calculation*	750	-	750	750	750
Dissemination agent*	1,000	417	583	1,000	1,000
Trustee*	3,750	-	3,750	3,750	3,750
Telephone	200	83	117	200	200
Postage	500	22	478	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,200	1,511	500	2,011	1,150
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,381	-	5,381	5,800
Contingencies/bank charges	500	79	421	500	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	210	-	210	210
Tax collector	1,798	1,677	121	1,798	1,798
Total expenditures	86,388	34,192	52,196	86,388	86,388
Excess/(deficiency) of revenues over/(under) expenditures	-	49,663	(49,663)	-	-
Fund balance - beginning (unaudited)	24,162	29,375	79,038	29,375	29,375
Fund balance - ending (projected)					
Assigned					
Working capital	18,020	18,020	18,020	18,020	18,270
Unassigned	6,142	61,018	11,355	11,355	11,105
Fund balance - ending	\$ 24,162	\$ 79,038	\$ 29,375	\$ 29,375	\$ 29,375

\* These items will be realized when bonds are issued

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	14,750
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,600
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,150
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,800
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	1,798
Total expenditures	<u><u>\$ 86,388</u></u>

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Proposed Budget FY 2021	Actual through 2/28/2021	Projected through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 408,750				\$ 408,750
Allowable discounts (4%)	(16,350)				(16,350)
Net assessment levy - on-roll	392,400	\$ 381,231	\$ 11,169	\$ 392,400	392,400
Interest	-	10	-	10	-
Total revenues	392,400	381,241	11,169	392,410	392,400
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	100,000	-	100,000	100,000	105,000
Interest	282,773	141,386	141,387	282,773	278,873
Tax collector	8,175	7,625	550	8,175	8,175
Total expenditures	390,948	149,011	241,937	390,948	392,048
Excess/(deficiency) of revenues over/(under) expenditures	1,452	232,230	(230,768)	1,462	352
Fund balance:					
Beginning fund balance (unaudited)	349,517	354,881	587,111	354,881	356,343
Ending fund balance (projected)	<u>350,969</u>	<u>587,111</u>	<u>356,343</u>	<u>356,343</u>	<u>356,695</u>
Use of fund balance:					
Debt service reserve account balance (required)					(192,056)
Interest expense - November 1, 2022					(137,389)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 27,250</u>

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2018 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/20			141,386.25	141,386.25	5,725,000.00
05/01/21	100,000.00	3.900%	141,386.25	241,386.25	5,625,000.00
11/01/21			139,436.25	139,436.25	5,625,000.00
05/01/22	105,000.00	3.900%	139,436.25	244,436.25	5,520,000.00
11/01/22			137,388.75	137,388.75	5,520,000.00
05/01/23	110,000.00	3.900%	137,388.75	247,388.75	5,410,000.00
11/01/23			135,243.75	135,243.75	5,410,000.00
05/01/24	115,000.00	4.400%	135,243.75	250,243.75	5,295,000.00
11/01/24			132,713.75	132,713.75	5,295,000.00
05/01/25	120,000.00	4.400%	132,713.75	252,713.75	5,175,000.00
11/01/25			130,073.75	130,073.75	5,175,000.00
05/01/26	125,000.00	4.400%	130,073.75	255,073.75	5,050,000.00
11/01/26			127,323.75	127,323.75	5,050,000.00
05/01/27	130,000.00	4.400%	127,323.75	257,323.75	4,920,000.00
11/01/27			124,463.75	124,463.75	4,920,000.00
05/01/28	135,000.00	4.400%	124,463.75	259,463.75	4,785,000.00
11/01/28			121,493.75	121,493.75	4,785,000.00
05/01/29	140,000.00	5.000%	121,493.75	261,493.75	4,645,000.00
11/01/29			117,993.75	117,993.75	4,645,000.00
05/01/30	150,000.00	5.000%	117,993.75	267,993.75	4,495,000.00
11/01/30			114,243.75	114,243.75	4,495,000.00
05/01/31	155,000.00	5.000%	114,243.75	269,243.75	4,340,000.00
11/01/31			110,368.75	110,368.75	4,340,000.00
05/01/32	165,000.00	5.000%	110,368.75	275,368.75	4,175,000.00
11/01/32			106,243.75	106,243.75	4,175,000.00
05/01/33	175,000.00	5.000%	106,243.75	281,243.75	4,000,000.00
11/01/33			101,868.75	101,868.75	4,000,000.00
05/01/34	185,000.00	5.000%	101,868.75	286,868.75	3,815,000.00
11/01/34			97,243.75	97,243.75	3,815,000.00
05/01/35	190,000.00	5.000%	97,243.75	287,243.75	3,625,000.00
11/01/35			92,493.75	92,493.75	3,625,000.00
05/01/36	200,000.00	5.000%	92,493.75	292,493.75	3,425,000.00
11/01/36			87,493.75	87,493.75	3,425,000.00
05/01/37	210,000.00	5.000%	87,493.75	297,493.75	3,215,000.00
11/01/37			82,243.75	82,243.75	3,215,000.00
05/01/38	225,000.00	5.000%	82,243.75	307,243.75	2,990,000.00
11/01/38			76,618.75	76,618.75	2,990,000.00
05/01/39	235,000.00	5.125%	76,618.75	311,618.75	2,755,000.00
11/01/39			70,596.88	70,596.88	2,755,000.00
05/01/40	245,000.00	5.125%	70,596.88	315,596.88	2,510,000.00
11/01/40			64,318.75	64,318.75	2,510,000.00
05/01/41	260,000.00	5.125%	64,318.75	324,318.75	2,250,000.00
11/01/41			57,656.25	57,656.25	2,250,000.00
05/01/42	275,000.00	5.125%	57,656.25	332,656.25	1,975,000.00



**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2018 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/42			50,609.38	50,609.38	1,975,000.00
05/01/43	290,000.00	5.125%	50,609.38	340,609.38	1,685,000.00
11/01/43			43,178.13	43,178.13	1,685,000.00
05/01/44	305,000.00	5.125%	43,178.13	348,178.13	1,380,000.00
11/01/44			35,362.50	35,362.50	1,380,000.00
05/01/45	320,000.00	5.125%	35,362.50	355,362.50	1,060,000.00
11/01/45			27,162.50	27,162.50	1,060,000.00
05/01/46	335,000.00	5.125%	27,162.50	362,162.50	725,000.00
11/01/46			18,578.13	18,578.13	725,000.00
05/01/47	355,000.00	5.125%	18,578.13	373,578.13	370,000.00
11/01/47			9,481.25	9,481.25	370,000.00
05/01/48	370,000.00	5.125%	9,481.25	379,481.25	-
<b>Total</b>	<b>5,725,000.00</b>		<b>5,106,560.04</b>	<b>10,831,560.04</b>	

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

On-Roll					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2022 O&amp;M Assessment per Unit</u>	<u>FY 2022 DS Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>
18' TH	73	\$ 217.36	\$ 600.00	\$ 817.36	\$ 817.36
24' TH	75	217.36	600.00	817.36	817.36
30' PV	80	217.36	825.00	1,042.36	1,042.36
50' SF	132	217.36	1,300.00	1,517.36	1,517.36
60' SF	54	217.36	1,525.00	1,742.36	1,742.36
<b>Total</b>	<b>414</b>				

**BOYETTE PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2021-05**

**A RESOLUTION OF THE BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Boyette Park Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Hillsborough County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of May, 2021.

Attest:

**BOYETTE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**

<b>BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE</b>		
<b>LOCATION</b> <i>TBD</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
October 18, 2021	Regular Meeting	10:30 AM
November 2, 2021	Landowners' Meeting	10:30 AM
November 15, 2021	Regular Meeting	10:30 AM
December 20, 2021	Regular Meeting	10:30 AM
January 10, 2022*	Regular Meeting	10:30 AM
February 14, 2022*	Regular Meeting	10:30 AM
March 21, 2022	Regular Meeting	10:30 AM
April 18, 2022	Regular Meeting	10:30 AM
May 16, 2022	Regular Meeting	10:30 AM
June 20, 2022	Regular Meeting	10:30 AM
July 18, 2022	Regular Meeting	10:30 AM
August 15, 2022	Public Hearing & Regular Meeting	10:30 AM
September 19, 2022	Regular Meeting	10:30 AM

**Exception**

- \* January meeting date is one week earlier to accommodate Martin Luther King Jr. Holiday
- \* February meeting dated is one week earlier to accommodate President's Day Holiday

**BOYETTE PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**April 9<sup>th</sup>, 2021**

**Stephanie Schackmann**

Boyette Park CDD  
C/O Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

**RE: Boyette Park**

Dear Ms. Schackmann,

Thank you for selecting GeoPoint Surveying, Inc. to provide Survey services for the above referenced project. Our services under this proposal, which will turn into a binding contract upon your signature ("**Contract**"), are as follows:

**Scope of Services:**

**Limited Topographic Survey (NAVD 88):**

GeoPoint will provide necessary field and office work to prepare a Topographic Survey for Boyette Park CDD ("**Client**"), (Approximately 50' grid, or as necessary to define terrain – with a minimum of a 25' overlap – for the above referenced project in accordance with the Standards of Practice set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Topographic elevation and planimetric feature data will be collected using RTK GPS, Total Station(s), LiDAR, or a combination thereof. When LiDAR is used, we will employ a Riegl VUX-1LR LiDAR sensor or Riegl VZ-2000i sensor operated from a mobile, aerial, or static platform. LiDAR data will be collected with a minimum point density of 15 points per square meter on a single pass, digital color imagery may/will be collected simultaneously and may be used to colorize the LiDAR point cloud for extraction of feature and improvement locations.

Horizontal accuracy of feature and improvement data locations will be verified with field checks performed using conventional or GPS survey methods and will meet the "Positional Accuracy Standard for Digital Data" (ASPRS, 2014) Class I projects, with a maximum horizontal RMSE of 1.25% of the map scale factor. GeoPoint will locate visible and accessible utilities; all others will be shown as reported by utility companies, if applicable. Offsite topographic surveying, except for the agreed upon overlap, is not

included and is subject to additional fees. This proposal does not include any surveying of those areas within mangroves, wetlands, or other protected areas. Note: The Mapping of Agriculture Crop Rows will be limited to the average elevation between the top and bottom of the crop row at an interval determined by the surveyor, and that individual mapping of each and every crop row is NOT INCLUDED.

Elevation data will be obtained by extracting bare earth returns from the LiDAR point cloud. Breaklines will be applied at appropriate locations and a digital surface model will be constructed from elevation points meeting the "Positional Accuracy Standard for Digital Data" (ASPRS, 2014) Vertical Data Accuracy Class II projects, with a maximum RMSE of 0.10' in non-vegetated terrain. The vertical accuracy of spot elevations in non-vegetated areas at the 95% confidence level will be 0.16' or less and the vertical accuracy of vegetated areas at the 95% confidence level will be 0.25' or less. Any areas (not to exceed 10% of the total project area) for which the collected LiDAR data fails to meet the stated accuracy standards, or in which surface features are not readily identifiable, will be delineated on the survey and noted as "interpolated" or "estimated" in accordance with F.A.C. 5J-17.052(12)(b)(2), or other surveying methods may/will be used to obtain better accuracies within these areas.

The final deliverables will be presented as topographic maps with elevation contours at 1' intervals and will be tested to verify 0.25' (or better) horizontal accuracy at the 95% confidence level and compiled to meet requirements for 1' interval contours (0.60', or better vertical accuracy at the 95% confidence level), all in accordance with the National Standard for Spatial Data Accuracy (NSSDA) as published by the Federal Geodetic Data Committee (1998).

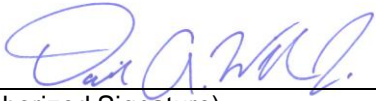
**Lump Sum: \$2,100**



If the foregoing and the Terms and Conditions of the Contract in **Attachment "A"**, meets with your approval, please execute the acceptance below and return one copy for our files. We certainly look forward to working with you on this project.

Sincerely,

**GeoPoint Surveying, Inc.**

By:   
\_\_\_\_\_  
(Authorized Signature)

David A. Williams, P.S.M.  
President, Owner  
\_\_\_\_\_  
(Print Name and Title)

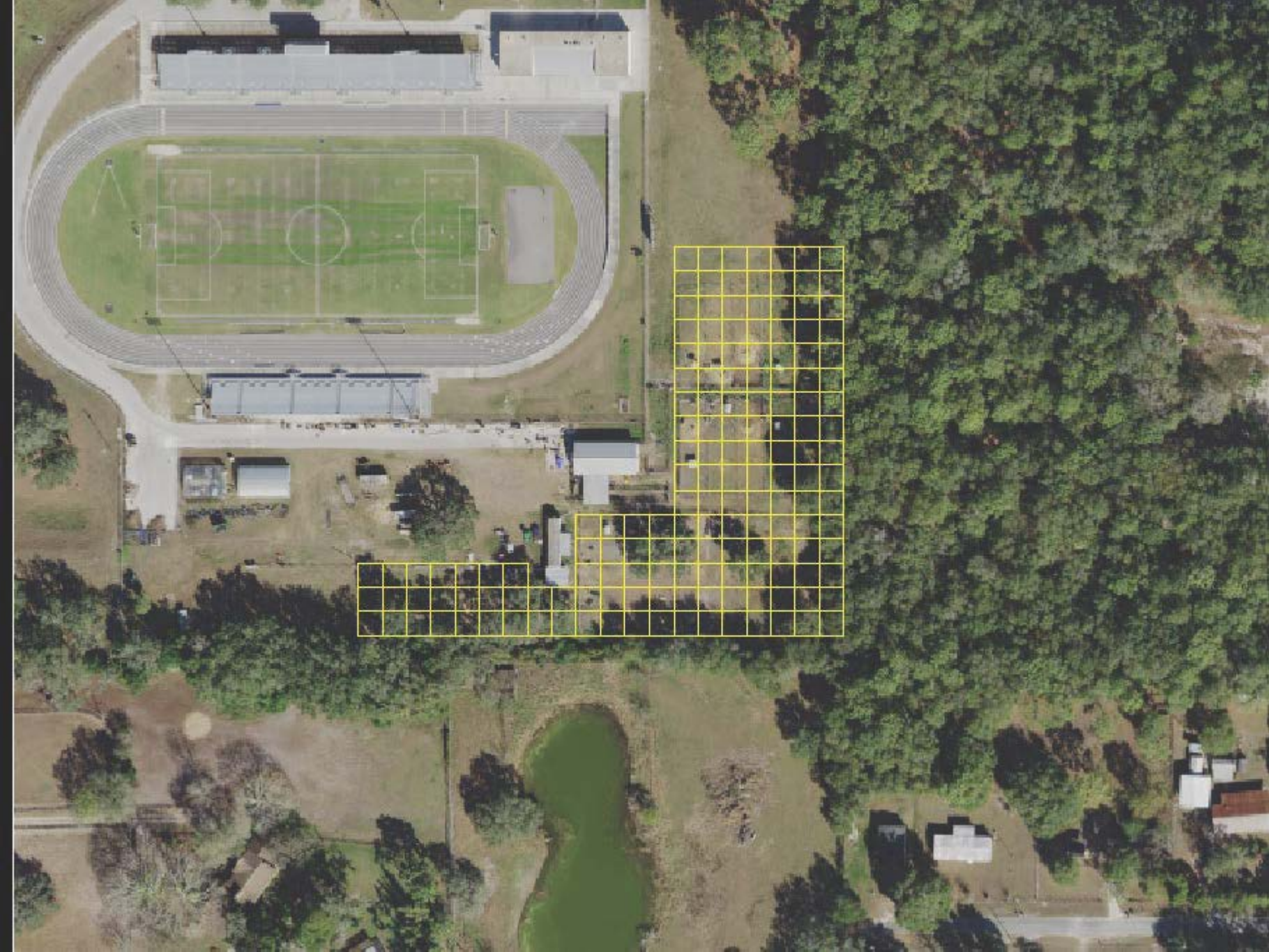
**Accepted By: Boyette Park CDD**

By: \_\_\_\_\_  
(Authorized Signature)

Date: \_\_\_\_\_  
\_\_\_\_\_  
(Print Name and Title)

Please return one signed copy to: [accounting@geopointsurvey.com](mailto:accounting@geopointsurvey.com)

File Name: J:\Boyette Park\Contracts\Boyette Park CDD\ limited Topo ea.DAW 04.09.2021



## Attachment "A" Terms and Conditions

All fees stated in this Contract shall be payable in full, in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at GeoPoint Surveying, Inc.'s prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this Contract, we charge all out-of-pocket expenses such as photocopying, long distance telephone calls, postage, etc. These expenses will be charged to the Client at GeoPoint Surveying, Inc.'s cost.

Work will be billed on the 20th of each month under the terms of this Contract or upon completion, and GeoPoint Surveying, Inc. shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due GeoPoint Surveying, Inc. for services within 30 days of the invoice date, the amount(s) due shall accrue interest at the rate of 1 ½ percent per annum, and shall be calculated from the first day that the payment is deemed late pursuant to this Section.

In the event this Contract is terminated prior to completion, GeoPoint Surveying, Inc. shall be entitled to payment for services performed as of the date of termination, plus all out-of-pocket expenses.

Client shall indemnify, defend and hold harmless GeoPoint Surveying, Inc., from and against any claims, liabilities, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) GeoPoint Surveying, Inc., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this Contract, except to the extent such claims arise from the gross negligence or intentional misconduct of GeoPoint Surveying, Inc.

The prevailing party in any litigation between the parties relating to or arising out of this Contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

The Client, upon executing this Contract authorizes the work described within the Scope of Services Section of this Contract and does so on behalf of the owner of the subject property, and warrants that the Client has authority to sign the Contract.

All documents, including but not limited to drawings, reports, and electronic data which have been or will be prepared, designed, written or developed by GeoPoint Surveying, Inc., in any form or fashion while rendering services to Client or that pertain to the work performed under this Contract (the "**Documents**") are the sole property of GeoPoint Surveying, Inc. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of GeoPoint Surveying, Inc. Client agrees that GeoPoint Surveying, Inc. shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, GeoPoint Surveying, Inc., shall be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.



## Attachment "A" Terms and Conditions

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and GeoPoint Surveying, Inc.

Client agrees not to assign this Contract or any part hereof without the prior written consent of GeoPoint Surveying, Inc. which consent may be withheld by GeoPoint Surveying, Inc. for any reason it deems appropriate in its sole discretion. GeoPoint Surveying, Inc. may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent of Client. This Contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

GeoPoint Surveying, Inc., in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. GeoPoint Surveying, Inc. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.

**BOYETTE PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2021**

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2021**

	General Fund	Debt Service Fund	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>			
Cash	\$ 77,465	\$ -	\$ 77,465
Investments			
Revenue	-	393,204	393,204
Reserve	-	192,056	192,056
Cost of issuance	-	2	2
Due from general fund	-	3,045	3,045
Total assets	<u>\$ 77,465</u>	<u>\$ 588,307</u>	<u>\$ 665,772</u>
 <b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 1,000	\$ -	\$ 1,000
Due to debt service fund	3,045	-	3,045
Total liabilities	<u>4,045</u>	<u>-</u>	<u>4,045</u>
 Fund balances:			
Assigned			
Working capital	18,020	-	18,020
Debt service	-	588,307	588,307
Unassigned	55,400	-	55,400
Total fund balances	<u>73,420</u>	<u>588,307</u>	<u>661,727</u>
 Total liabilities and fund balances	<u>\$ 77,465</u>	<u>\$ 588,307</u>	<u>\$ 665,772</u>

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 268	\$ 84,123	\$ 86,388	97%
Total revenues	<u>268</u>	<u>84,123</u>	<u>86,388</u>	97%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	214	3,437	15,000	23%
Engineering	-	-	2,000	0%
Audit	1,500	2,000	4,600	43%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	-	3,750	0%
Telephone	17	100	200	50%
Postage	9	31	500	6%
Printing & binding	42	250	500	50%
Legal advertising	-	1,511	1,200	126%
Annual special district fee	-	175	175	100%
Insurance	-	5,381	5,500	98%
Contingencies/bank charges	16	96	500	19%
Website maintenance	-	705	705	100%
ADA website compliance	-	210	210	100%
Tax collector	5	1,682	1,798	94%
Total professional & administrative	<u>5,886</u>	<u>40,078</u>	<u>86,388</u>	46%
Excess/(deficiency) of revenues over/(under) expenditures	(5,618)	44,045	-	
Fund balances - beginning	79,038	29,375	24,162	
Assigned				
Working capital	18,020	18,020	18,020	
Unassigned	55,400	55,400	6,142	
Fund balances - ending	<u>\$ 73,420</u>	<u>\$ 73,420</u>	<u>\$ 24,162</u>	



**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2018  
FOR THE PERIOD ENDED MARCH 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 1,219	\$ 382,450	\$ 392,400	97%
Interest	3	12	-	N/A
Total revenues	<u>1,222</u>	<u>382,462</u>	<u>392,400</u>	97%
<b>EXPENDITURES</b>				
Principal	-	-	100,000	0%
Interest	-	141,386	282,773	50%
Tax collector	26	7,650	8,175	94%
Total debt service	<u>26</u>	<u>149,036</u>	<u>390,948</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	1,196	233,426	1,452	16076%
Fund balances - beginning	587,111	354,881	349,517	
Fund balances - ending	<u>\$ 588,307</u>	<u>\$ 588,307</u>	<u>\$ 350,969</u>	

**BOYETTE PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**14A**

**DRAFT**

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

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The Board of Supervisors of the Boyette Park Community Development District held a Virtual Regular Meeting on October 19, 2020 at 10:30 a.m., at <https://us02web.zoom.us/j/87222411240?pwd=Qjc3bldHWUdLZldMalp3WjV6ejdBUT09> and at 1-646-558-8656, Meeting ID: 872 2241 1240, Passcode: 831324, for both.

**Present at the meeting, were:**

Mac McCraw	Vice Chair
Keith Polasky	Assistant Secretary
Thomas Griggs	Assistant Secretary

**Also present, were:**

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Daniel Rom	Wrathell, Hunt and Associates, LLC
Lindsay Whelan	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 10:34 a.m. Supervisors McCraw, Griggs and Polasky were present. Supervisors Murray and Egan were not present. Due to the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically. The meeting was advertised to be telephonic and the agenda was posted on the District’s website.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

38 **THIRD ORDER OF BUSINESS** **Update: Turnover Strategy**

39  
40 Mr. Griggs recommended that Staff coordinate with the HOA Manager, Ms. Angela  
41 Smith, regarding potential Board Member replacements.

42 Ms. Whelan stated the bond funds have been utilized and she would check and confirm  
43 that the stormwater and other ponds are conveyed to the District before turnover.

44 Mr. Wrathell stated Staff would proceed accordingly and ensure a smooth and orderly  
45 transition of the Board.

46

47 **FOURTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
48 **Statements as of August 31, 2020**

49  
50 Mr. Wrathell presented the Unaudited Financial Statements as of August 31, 2020.

51

52 **On MOTION by Mr. Griggs and seconded by Mr. McCraw, with all in favor, the**  
53 **Unaudited Financial Statements as of August 31, 2020, were accepted.**

54

55

56 **FIFTH ORDER OF BUSINESS** **Approval of July 20, 2020 Telephonic Public**  
57 **Hearings and Meeting Minutes**

58  
59 Mr. Wrathell presented the July 20, 2020 Telephonic Public Hearings and Meeting  
60 Minutes.

61

62 **On MOTION by Mr. Griggs and seconded by Mr. McCraw, with all in favor, the**  
63 **July 20, 2020 Telephonic Public Hearings and Meeting Minutes, as presented,**  
64 **were approved.**

65

66

67 **SIXTH ORDER OF BUSINESS** **Staff Reports**

68

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

70 Ms. Whelan stated that Staff processed deeds for the Phase 1A, 1B and 1D plats, as well  
71 as the 1E, 2A, 2B, and Phase 3 plats. Staff would coordinate with Leslie to process the Phases

72 2C and 4 plats and transmit copies to Mr. Griggs. Ms. Whelan would confirm that the project  
73 has been certified as complete by the District Engineer.

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

75 There being no report, the next item followed.

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

77 • **UPCOMING MEETING DATES:**

78 I. **November 3, 2020 Landowners’ Meeting at 10:30 A.M. (*Board Members***  
79 ***not required to attend*)**

80 Mr. Wrathell would coordinate with Mr. Griggs to be designated as the Proxyholder.

81 II. **November 16, 2020 at 10:30 A.M.**

82 ○ **QUORUM CHECK**

83 The next regular meeting will be held November 16, 2020.

84

85 **SEVENTH ORDER OF BUSINESS** **Board Members’ Comments/Requests**

86

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

88

89 **EIGHTH ORDER OF BUSINESS** **Public Comments**

90

91 There being no public comments, the next item followed.

92

93 **NINTH ORDER OF BUSINESS** **Adjournment**

94

95

96 **On MOTION by Mr. Griggs and seconded by Mr. McCraw, with all in favor, the**  
97 **meeting adjourned at 10:44 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**BOYETTE PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**14B**

**DRAFT**

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

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The Boyette Park Community Development District held a Landowners' Meeting on November 3, 2020 at 10:30 a.m., at the Hilton Garden Inn Tampa/Riverview/Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578.

**Present were:**

Craig Wrathell	District Manager
Thomas Griggs	Landowners' Proxy Holder

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 10:31 a.m. In addition to himself, Mr. Thomas Griggs was present at the meeting location.

**SECOND ORDER OF BUSINESS** **Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS** **Election of Chair to Conduct Landowners' Meeting**

Mr. Griggs agreed to Mr. Wrathell serving as Chair to conduct the Landowners' Meeting.

**FOURTH ORDER OF BUSINESS** **Election of Supervisor [SEATS 3, 4 & 5]**

**A. Nominations**

Griggs nominated the following:

Seat 3	Jacob Egan
Seat 4	Thomas Griggs
Seat 5	Timothy Murray

No other nominations were made.



37 **B. Casting of Ballots**

38 **I. Determine Number of Voting Units Represented**

39 **II. Determine Number of Voting Units Assigned by Proxy**

40 Mr. Griggs was the proxy holder for Landowner, Mattamy Tampa/Sarasota LLC, and  
41 could cast up to 49 votes per Seat.

42 Mr. Griggs cast the following votes:

43 Seat 3 Jacob Egan 48 votes

44 Seat 4 Thomas Griggs 49 votes

45 Seat 5 Timothy Murray 49 votes

46 **C. Ballot Tabulation and Results**

47 Mr. Wrathell reported the following ballot tabulation, results and term lengths.

48 Seat 3 Jacob Egan 48 votes 2-year Term

49 Seat 4 Thomas Griggs 49 votes 4-year Term

50 Seat 5 Timothy Murray 49 votes 4-year Term

51

52 **FIFTH ORDER OF BUSINESS Landowners' Questions/Comments**

53

54 There being no Landowners' questions or comments, the next item followed.

55

56 **SIXTH ORDER OF BUSINESS Adjournment**

57

58 There being nothing further to discuss, the meeting adjourned at 10:35 a.m.

59

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61 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**BOYETTE PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**15 CI**



*Craig Latimer*  
**Supervisor of Elections**

Our Vision: To be the best place in America to vote

GOVERNOR'S  
STERLING  
AWARD  
RECIPIENT

April 20, 2021

To Whom It May Concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2021, listed below.

Community Development District	Number of Registered Electors
Boyette Park	319

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@hcsoe.org](mailto:ewhite@hcsoe.org).

Respectfully,

Enjoli White  
Candidate Services Liaison



**BOYETTE PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**15 C II**

## BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

#### LOCATION

<sup>1</sup>Hilton Garden Inn Tampa/Riverview/Brandon, 4328 Garden Vista Dr. Riverview, FL 33578  
Riverview Branch Library, 10509 Riverview Drive, Riverview, Florida 33578

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2020	Virtual Regular Meeting	10:30 AM
Join Zoom Meeting: <a href="https://us02web.zoom.us/j/87222411240?pwd=Qjc3bldHWUdLZldMalp3WjV6ejdBUT09">https://us02web.zoom.us/j/87222411240?pwd=Qjc3bldHWUdLZldMalp3WjV6ejdBUT09</a> Meeting ID: 872 2241 1240 Passcode: 831324 Phone in: 1-646-558-8656 Meeting ID: 872 2241 1240 Passcode: 831324		
November 3, 2020 <sup>1</sup>	Landowners' Meeting	10:30 AM
November 16, 2020 <b>CANCELED</b>	Regular Meeting	10:30 AM
December 21, 2020 <sup>1</sup> <b>CANCELED</b>	Regular Meeting	10:30 AM
January 11, 2021 <sup>1</sup> <b>CANCELED</b>	Regular Meeting	10:30 AM
February 8, 2021 <sup>1</sup> <b>CANCELED</b>	Regular Meeting	10:30 AM
March 15, 2021 <sup>1</sup> <b>CANCELED</b>	Regular Meeting	10:30 AM
April 19, 2021 <sup>1</sup> <b>CANCELED</b>	Regular Meeting	10:30 AM
May 17, 2021 <sup>1</sup>	Regular Meeting	10:30 AM
June 21, 2021 <sup>1</sup>	Regular Meeting	10:30 AM
July 19, 2021 <sup>1</sup>	Regular Meeting	10:30 AM
August 16, 2021 <sup>1</sup>	Public Hearing & Regular Meeting	10:30 AM
September 20, 2021 <sup>1</sup>	Regular Meeting	10:30 AM

**\*Exception**

January meeting date is one week earlier to accommodate Martin Luther King Jr. Holiday

February meeting date is one week earlier to accommodate President's Day Holiday