

**MINUTES OF MEETING
BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Boynton Village Community Development District held a Regular Meeting on February 4, 2026 at 5:30 p.m., at Pacifica Apartments, 1100 Audace Ave., Boynton Beach, Florida 33426.

Present:

Ellie Weiner
Shimon Davis
Benjamin Schor

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Thomas
Scott Cochran

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 5:36 p.m.

Supervisors Davis, Weiner and Schor were present. Supervisor Schwartz and Supervisor-Appointee Herbst were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Appointed Supervisor, Cody Herbst (the following will be provided under separate package)

This item was deferred.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Palm Beach County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Ms. Thomas presented Resolution 2026-02. Seats 1 and 2, currently held by Supervisors Davis and Weiner, respectively, will be up for election at the November 2026 General Election.

On MOTION by Mr. Davis and seconded by Ms. Weiner, with all in favor, Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Palm Beach County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

- A. **October 1, 2024 - September 30, 2025 [Posted]**

Ms. Thomas discussed the District Infrastructure and Facilities Inspections, the unresponsiveness of the Master Association, the CDD’s lack of a repair budget, issues with the landscaping, the CDD increasing the Operation and Maintenance (O&M) budget and a likely assessment increase.

Mr. Cochran explained that the District initially entered into a maintenance agreement with the Master Association, which has not been keeping up with its obligations and has not responded to District Management’s attempts to address certain maintenance issues. He discussed the District’s property being collateral for the bonds that were issued, the District’s need to assure the bondholders and Trustee that the property is being maintained appropriately and the District’s potential liability for any hazards or risks.

Discussion ensued regarding the Pacifica Apartments, who the Master Association reports to, if the Master Association is collecting fees for common area maintenance, sending a demand letter and the next steps.

Ms. Thomas noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Ms. Weiner and seconded by Mr. Schor, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Ms. Thomas presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Davis and seconded by Mr. Schor, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

On MOTION by Mr. Schor and seconded by Ms. Weiner, with all in favor, authorizing the District Manager to continue working with Pacifica Apartments to get the updated master list and if there is no response, by March 2, 2026, then authorizing District Counsel to draft and send a demand letter in relation to the Master Trust Indenture, Reports and the required steps, was approved.

SEVENTH ORDER OF BUSINESS

Ratification Items

Ms. Thomas presented the following:

A. Lightning Electric, Inc. Invoice #180906 Renaissance Common Roadway Repair

On MOTION by Mr. Schor and seconded by Mr. Davis, with all in favor, Lightning Electric, Inc. Invoice #180906 for Renaissance Common Roadway Repair, in the amount of \$1,011.50, was ratified.

On MOTION by Ms. Weiner and seconded by Mr. Schor, with all in favor, the additional repair of burned-out wires, in a not-to-exceed amount of \$5,500, was ratified.

B. Osprey Landscape Proposals/Invoices

- I. Proposal #618 Annual Mulch Service
- II. Invoice #1303 Annual Mulch Service
- III. Proposal #619 Dead/Missing Plant Upgrades

On MOTION by Ms. Weiner and seconded by Mr. Schor, with all in favor, Osprey Landscape Proposal #618 for Annual Mulch Service, in the amount of \$12,500; Invoice #1303 for Annual Mulch Service, in the amount of \$32,141.77; and Proposal #619 for Plant Upgrades, in the amount of \$2,266.77, were ratified.

IV. Invoice #1250 Irrigation Repair – Cortina Greenway

On MOTION by Mr. Schor and seconded by Mr. Davis, with all in favor, Osprey Landscape Invoice #1250 for Irrigation Repair – Cortina Greenway, in the amount of \$5,037.14, was ratified.

C. Sullivan Electric & Pump, Inc. Invoice #28514 SCADA Software Renewal

On MOTION by Mr. Schor and seconded by Ms. Weiner, with all in favor, Sullivan Electric & Pump, Inc. Invoice #28514 for SCADA Software Renewal, in the amount of \$860, was ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

On MOTION by Ms. Weiner and seconded by Mr. Schor, with all in favor, the Unaudited Financial Statements as of December 31, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of August 13, 2025 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Schor and seconded by Mr. Davis, with all in favor, the August 13, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Mr. Cochran will follow up with Ms. Thomas. If there is no response from the Master Association by March 2, 2026, he will draft and send the demand letter.

B. District Engineer: Schnars Engineering Corporation

There was no report.

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

- **NEXT MEETING DATE: April 1, 2026 at 5:30 PM**
 - **QUORUM CHECK**

The April 1, 2026 meeting was cancelled. The next meeting will be held on April 8, 2026 at 5:30 p.m.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Thomas responded to questions regarding whether there will be refreshments at meetings and the ethics training requirement. Staff will resend the online course link to the Board Members.

THIRTEENTH ORDER OF BUSINESS

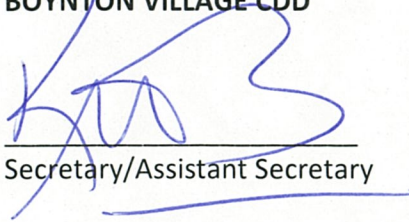
Adjournment

On MOTION by Ms. Weiner and seconded by Mr. Schor, with all in favor, the meeting adjourned at 6:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

BOYNTON VILLAGE CDD

February 4, 2026



Secretary/Assistant Secretary



Chair/Vice Chair