

**MINUTES OF MEETING  
PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Parkland Community Development District was held on August 25, 2022, immediately following the Landowners' Meeting, scheduled to commence at 2:00 P.M., Central Time at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583.

**Present at the meeting were:**

Chad Willard	Chair
Dan Dubose	Vice Chair
Tori Tharpe	Assistant Secretary
Mike Patterson	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Jonathan Johnson	District Counsel
Kyle Magee	Kutak Rock, LLP
David Fitzpatrick	Interim District Engineer
Misty Taylor	Bryant Miller Olive (BMO)
George Smith, Jr.	Bryant Miller Olive (BMO)
Sete Zare	MBS Capital Markets, LLC
Bryan Adams	Adams Homes
Luke Henderson	Garden Street Communities Southeast, LLC
Gary Holt	Garden Street Communities Southeast, LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 2:18 p.m. Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Holt, Ms. Tharpe, Mr. Patterson, Mr. Willard and Mr. Dubose. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Initial Board of Supervisors (the following will be provided in a separate package)**

Ms. Cerbone and Mr. Johnson reviewed the guidelines for interactions among Supervisors, emails, public records and avoiding conflicts of interest. The following items were provided and briefly explained:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. 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**
- E. Form 8B: Memorandum of Voting Conflict**

Discussion ensued regarding completion of the required forms.

- **Seat 2: Mr. Gary Holt**

**This item was an addition to the agenda.**

Regarding Mr. Holt possibly not accepting Seat 2, Mr. Johnson stated that, although elected and the Oath of Office was administered, since no business has been conducted, it is not necessary for Mr. Holt to officially resign; rather, he can decline to take office.

Mr. Holt declined to take office, leaving Seat 2 vacant.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01, 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**

Ms. Cerbone presented Resolution 2022-01. She recapped the results of the Landowners' election as follows:

Seat 1	Chad Willard	320 votes	4-Year Term
Seat 2	Gary Holt	320 votes	4-Year Term

Seat 3	Tori Tharpe	300 votes	2-Year Term
Seat 4	Dan Dubose	300 votes	2-Year Term
Seat 5	Mike Patterson	300 votes	2-Year Term

Ms. Cerbone recalled that Mr. Holt declined his Seat.

**On MOTION by Ms. Tharpe and seconded by Mr. Willard, with all in favor, Resolution 2022-01, 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, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-02. Mr. Willard nominated the following slate of officers:

Chair	Chad Willard
Vice Chair	Dan Dubose
Secretary	Craig Wrathell
Assistant Secretary	Tori Tharpe
Assistant Secretary	Mike Patterson
Assistant Secretary	Cindy Cerbone
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

**On MOTION by Mr. Dubose and seconded by Ms. Tharpe, with all in favor, Resolution 2022-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**ORGANIZATIONAL MATTERS**

**SIXTH ORDER OF BUSINESS**

**Consideration of the Following Organizational Matters:**

**A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**

- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Ms. Cerbone presented Resolution 2022-03 and the Fee Schedule and Management Agreement. Wrathell, Hunt and Associates, LLC (WHA) will charge a discounted Management Fee of \$2,000 per month until bonds are issued.

**On MOTION by Mr. Dubose and seconded by Ms. Tharpe, with all in favor, Resolution 2022-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.**

**B. Resolution 2022-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: *Kutak Rock LLP***

Mr. Johnson presented Resolution 2022-04 and the Kutak Rock LLP Fee Agreement.

**On MOTION by Ms. Tharpe and seconded by Mr. Willard, with all in favor, Resolution 2022-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.**

**C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-05.

**On MOTION by Mr. Dubose and seconded by Ms. Tharpe, with all in favor, Resolution 2022-05, Designating Jonathan Johnson as Registered Agent and Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301 as the Registered Office of the District, and Providing for an Effective Date, was adopted.**

**D. Resolution 2022-06, Appointing an Interim District Engineer for the Parkland Community Development District, Authorizing Its Compensation and Providing an Effective Date**

- **Interim Engineering Services Agreement: *David W. Fitzpatrick, P.E., P.A.***

Ms. Cerbone presented Resolution 2022-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2022-06, Appointing an Interim District Engineer for the Parkland Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.**

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Ms. Cerbone presented the RFQ for Engineering Services.

This item was deferred.

**F. Board Member Compensation: 190.006 (8), F.S.**

The Board Members declined the allowable compensation.

**G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-07.

**On MOTION by Mr. Dubose and seconded by Mr. Willard, with all in favor, Resolution 2022-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office; and designating Adams Homes Sales Office, 6148 Old Bagdad Highway, Milton, Florida 32583, as the Principal Headquarters and Local District Records Office of the District; and Providing an Effective Date, was adopted.**

**H. Resolution 2022-08, Setting Forth the Policy of the Parkland Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date**

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Ms. Cerbone presented Resolution 2022-08.

Mr. Johnson stated, as indicated in Section 8, Staff must be notified regarding any summons, complaint, notice or demand letter received within 14 days.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2022-08, Setting Forth the Policy of the Parkland Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.**

**I. Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2022-09.

**On MOTION by Mr. Dubose and seconded by Ms. Tharpe, with all in favor, Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.**

**J. Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Ms. Cerbone presented Resolution 2022-10. The consensus was to retain all records.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.**

- K. Resolution 2022-11, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-11. This Resolution grants the Chair and Vice Chair the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

**On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor, Resolution 2022-11, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Parkland Community Development District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-12.

**On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Parkland Community Development District, and Providing for an Effective Date, was adopted.**

- M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Ms. Cerbone presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

**On MOTION by Mr. Dubose and seconded by Mr. Willard, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.**

**N. Strange Zone, Inc., Quotation #M22-1034 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Ms. Cerbone presented the Strange Zone, Inc. (SZI) proposal.

**On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Strange Zone, Inc., Quotation #M22-1034 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.**

**O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Ms. Cerbone presented the ADA Site Compliance proposal.

**On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.**

**P. Resolution 2022-13, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**I. Rules of Procedure**

**II. Notices [Rule Development and Rulemaking]**

These items were included for informational purposes.

Discussion ensued regarding dates for the Public Hearings. The consensus was to schedule meetings for October 4, 2022 at 2:00 p.m., and November 1, 2022 and to schedule meetings on the first Tuesday of the month.

Ms. Cerbone presented Resolution 2022-13.



**On MOTION by Mr. Dubose and seconded by Mr. Willard, with all in favor, Resolution 2022-13, To Designate Date, Time and Place of October 4, 2022 at 2:00 p.m., Central Time, at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-14.

The following will be inserted into the Fiscal Year 2022/2023 Meeting Schedule:

DATES: First Tuesday of the month

TIME: 2:00 PM

**On MOTION by Mr. Dubose and seconded by Mr. Patterson, with all in favor, Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.**

**R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-15.

**On MOTION by Mr. Willard and seconded by Ms. Tharpe, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**S. Stormwater Management Needs Analysis Reporting Requirements**

Ms. Cerbone stated new legislation requires CDDs to prepare a 20-year Stormwater Management Needs Analysis Report to document the its anticipated future stormwater system. The first reporting was due on June 30, 2022. While the CDD will have a stormwater

management system, there is no interim reporting requirement; therefore, the Report will not be due for five years. The engineering costs related to preparation of the Report will be factored into the budget in future years.

**BANKING MATTERS**

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Banking Matters:**

- A. Resolution 2022-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-16.

**On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Resolution 2022-16, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

- B. Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-17. Funding requests will be sent to Ms. Tharpe.

**On MOTION by Mr. Willard and seconded by Ms. Tharpe with all in favor, Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.**

**BUDGETARY MATTERS**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary Matters:**

- A. Resolution 2022-18, Approving the Proposed Budgets for Fiscal Year 2021/2022 and Fiscal Year 2022/2023 and Setting Public Hearings Thereon Pursuant to Florida Law and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-18. She reviewed the proposed Fiscal Year 2022 budget, which will be a partial-year, Landowner-funded budget, with expenses funded as they are incurred. She reviewed the proposed Fiscal Year 2023 budget, which will be a full-year, Landowner-funded budget, with expenses funded as they are incurred.

**On MOTION by Ms. Tharpe and seconded by Mr. Dubose, with all in favor, Resolution 2022-18, Approving the Proposed Budgets for Fiscal Year 2021/2022 and Fiscal Year 2022/2023 and Setting Public Hearings Thereon Pursuant to Florida Law for November 1, 2022 at 2:00 p.m., Central Time at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583 and Providing for an Effective Date, was adopted.**

**B. Fiscal Years 2021/2022 Budget Funding Agreement**

Ms. Cerbone presented the Fiscal Year 2021/2022 Budget Funding Agreement. Mr. Johnson noted that an updated version of the Resolution and the Funding Agreement were not included in the agenda; therefore, he recommended approval of the Funding Agreement, in substantial form, subject to final review and comment from Developer’s Counsel.

**On MOTION by Mr. Dubose and seconded by Mr. Patterson with all in favor, the Fiscal Years 2021/2022 Budget Funding Agreement, in substantial form, was approved.**

Funding requests would be sent to Ms. Tharpe with a copy to Mr. Adams.

**C. Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Ms. Cerbone presented Resolution 2022-19.

**On MOTION by Ms. Tharpe and seconded by Mr. Willard, with all in favor, Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.**

- D. Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-20.

**On MOTION by Mr. Willard and seconded by Mr. Debose, with all in favor, Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

- E. Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2022-21.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

Ms. Tharpe left the meeting at 4:18 p.m.

- F. Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-22.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- G. **Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-23.

**On MOTION by Mr. Dubose and seconded by Mr. Patterson, with all in favor, Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

Ms. Tharpe returned to the meeting at 4:21 p.m.

- H. **Resolution 2022-24, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-24.

**On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Resolution 2022-24, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**I. E- Verify Memorandum of Understanding for Employers**

Ms. Cerbone presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.**

The meeting recessed at 4:24 p.m., and reconvened at 4:41 p.m.

**BOND FINANCING RELATED MATTERS**

**NINTH ORDER OF BUSINESS**

**Consideration of the Following Bond Financing Related Matters:**

**A. Bond Financing Team Funding Agreement**

Mr. Johnson presented the Bond Financing Team Funding Agreement. He suggested approval, in substantial form, subject to review and approval by Counsel for the Landowners and Developer.

**On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.**

**B. Engagement of Bond Financing Professionals**

**I. Underwriter/ Investment Banker: *MBS Capital Markets, LLC.***

Ms. Zare presented the MBS Capital Markets, LLC Agreement.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the MBS Capital Markets, LLC Agreement for Underwriting Services and G-17 Disclosure, was approved.**

**II. Bond Counsel: *Bryant, Miller, Olive P.A.***

Ms. Taylor presented the Bryant, Miller, Olive P.A. Bond Counsel Agreement.

**On MOTION by Mr. Willard and seconded by Ms. Tharpe, with all in favor, the Bryant, Miller, Olive P.A. Bond Counsel Agreement, was approved.**

**III. Trustee, Paying Agent and Registrar: *US Bank National Association***

Ms. Cerbone presented the US Bank Trust Company, N.A. Trustee, Paying Agent and Registrar Engagement Letter.

**On MOTION by Mr. Willard and seconded by Ms. Tharpe, with all in favor, the US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.**

**C. Resolution 2022-25, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-25. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

**MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2022-25, Designating a Date, Time, and Location of October 4, 2022 at 2:00 p.m., Central Time at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583 for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Master District Engineers Report**

Mr. Ferguson presented the Master District Engineers Report dated August 9, 2022 and the Estimate of Probable Costs shown in Table 1, which totaled \$29,178,300.

Ms. Cerbone believed that the roads will be turned over to the County, once completed, and there is no plan for gates, as the roads will be public roads. Mr. Fitzpatrick stated that is correct.

Ms. Cerbone asked if bond funds will be used for construction of the amenity center, pool and pavilion. Mr. Johnson stated, while that is the plan for bond validation purposes, further discussions will occur and decisions will be made.

The ability to include future revisions to the Engineer’s Report was discussed.

**On MOTION by Mr. Willard and seconded by Ms. Tharpe, with all in favor, the Master District Engineers Report dated August 9, 2022, in substantial form, was approved.**

**Mr. Fitzpatrick left the meeting at 4:51 p.m.**

**E. Presentation of Master Special Assessment Methodology Report**

Ms. Cerbone presented the Master Special Assessment Methodology Report dated August 16, 2022, which was based upon the Engineer’s Report. She discussed the Development Program, Financing Program, Assessment Methodology, and special and peculiar benefits to the units, in relation to the CIP. She noted that the maximum par amount of bonds, of approximately \$38,755,000, might include more than one bond issuance.

Mr. Johnson noted that any necessary revisions can be made in advance of the Public Hearings. The following correction would be made:

Page 2, Section 2.1 and where appropriate: Change “Parkland development” to “Parkland Place development”

**On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, the Master Special Assessment Methodology Report, in substantial form and as amended, was approved.**



- F. **Resolution 2022-26, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

Ms. Cerbone presented Resolution 2022-26 and read the title.

**On MOTION by Ms. Tharpe and seconded by Mr. Patterson, with all in favor, Resolution 2022-26, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.**

- G. **Resolution 2022-27, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Parkland Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes**

Ms. Cerbone presented Resolution 2022-27.

**On MOTION by Ms. Tharpe and seconded by Mr. Willard, with all in favor, Resolution 2022-27, Setting a Public Hearing on October 4, 2022 at 2:00 p.m., Central Time at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583 for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Parkland Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.**

**H. Resolution 2022-28, Authorizing the Issuance of not Exceeding \$38,755,000 Principal Amount of Parkland Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date**

Ms. Taylor presented Resolution 2022-28, which accomplishes the following:

- Authorizes issuance of not-to-exceed \$38,755,000 aggregate principal amount of bonds.
- Authorizes and directs District Counsel and Bond Counsel to file for bond validation.
- Appoints US Bank Trust Company, N.A. as the Trustee, Paying Agent and Registrar.
- Approves the form of the Master Trust Indenture.
- Provides that this does not approve any specific series of bonds; a subsequent Resolution will be required.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2022-28, Authorizing the Issuance of not Exceeding \$38,755,000 Principal Amount of Parkland Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.**

**CONSTRUCTION RELATED MATTERS**

**TENTH ORDER OF BUSINESS**

**Consideration of the Following Construction Related Matter:**

- **Agreement Regarding the Acquisition of Certain Work Product, Contracts and Infrastructure**

Mr. Johnson presented the Agreement. Approval in substantial form, subject to review and comments from Landowner’s Counsel, was recommended.

**On MOTION by Ms. Tharpe and seconded by Mr. Willard, with all in favor, the Agreement Regarding the Acquisition of Certain Work Product, Contracts and Infrastructure, in substantial form, was approved.**

**GENERAL DISTRICT ITEMS**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: *Kutak Rock LLP***

There was no report.

- B. District Engineer (Interim): *David W. Fitzpatrick P.E., P.A***

There was no report.

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

Ms. Cerbone stated the next meeting will be held on October 4, 2022.

**TWELFTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the meeting adjourned at 5:07 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair