

**MINUTES OF MEETING  
PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parkland Community Development District held Public Hearings and a Regular Meeting on October 4, 2022 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 (via telephone)	District Counsel
Luke Henderson	Garden Street Communities Southeast, LLC
Kyle Nicholas	Supervisor-Appointee

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 2:00 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consider Appointment to Fill Vacant Seat  
2; *Term Expires November 2026***

Mr. Willard nominated Mr. Kyle Nicholas to fill Seat 2.

No other nominations were made.

**On MOTION by Mr. Willard and seconded by Mr. Patterson with all in favor, the appointment of Mr. Kyle Nicholas to fill Seat 2, was approved.**

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

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Kyle Nicholas. Ms. Cerbone stated that she previously reviewed the following items prior to the meeting:

- I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- II. Membership, Obligations and Responsibilities**
- III. Chapter 190, Florida Statutes**
- IV. Financial Disclosure Forms**
  - a. Form 1: Statement of Financial Interests**
  - b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - c. Form 1F: Final Statement of Financial Interests**
- V. Form 8B: Memorandum of Voting Conflict**

**B. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2023-01. Mr. Willard nominated the existing slate of officers, with the addition of Mr. Nicholas as an Assistant Secretary, as follows:

Chair	Chad Willard
Vice Chair	Dan Dubose
Secretary	Craig Wrathell
Assistant Secretary	Tori Tharpe
Assistant Secretary	Mike Patterson
Assistant Secretary	Kyle Nicholas
Assistant Secretary	Cindy Cerbone

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration Authorization of Request for Qualifications (RFQ) for Engineering Services:**

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

These items occurred below.

- A. Affidavit/Proof of Publication**
- B. Mailed Notice to Property Owner(s)**
- C. Engineer’s Report (*for informational purposes*)**

These items were included for informational purposes.

- D. Master Special Assessment Methodology Report (*for informational purposes*)**

Ms. Cerbone stated that, other than the minor update changing “Parkland development” to “Parkland Place development”, the Methodology remained the same as when presented at the last meeting. The Engineer’s Report was unchanged, as well.

Mr. Johnson stated that the Engineer’s Report lays out all the improvements that are planned.

Mr. Johnson posed and Ms. Cerbone responded to the following questions:

Mr. Johnson: I want to confirm from your company’s perspective with the Assessment Report that the Report fairly and reasonable allocates the proposed benefit among the benefitting properties and that, from your firm’s perspective, the burden of the assessments is less than the total benefit provided by the improvements that are planned and described in the Engineer’s Report.

Ms. Cerbone: Yes, from my firm’s perspective it does.

**On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, the Public Hearing was opened.**

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

No affected property owners spoke.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the Public Hearing was closed.**

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

The Board, sitting as the Equalizing Board made no changes to the assessment levels.

- E. **Consideration of Resolution 2023-02, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Ms. Cerbone presented Resolution 2023-02 and read the title.

Mr. Earlywine reported the following:

- A representative of the sole Landowner on the property that will be impacted is present.
- If adopted, this Resolution will put in place a lien but there are currently no payments due under the lien and if bonds are never issued, no payments will be required.

- This Resolution preserves the CDD’s rights and ability to collect the payments, once the bonds are issued.
- Putting the lien in place now allows the CDD to put the propriety and completeness of this process before the court at the bond validation hearing and attach findings such that the project has value not only to the CDD, the Landowner and, ultimately, to the purchasers of the bonds anticipated.
- The bonds will be paid in no more than 30 annual installments.

**On MOTION by Mr. Willard and seconded by Ms. Tharpe, with all in favor, Consideration of Resolution 2023-02, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

**A. Affidavit/Proof of Publication**

The proof of publication was included for informational purposes.

**B. Consideration of Resolution 2023-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which**

**May Be Levied by the Parkland Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Patterson and seconded by Mr. Dubose, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor, the Public Hearing was closed.**

Ms. Cerbone presented Resolution 2023-03 and read the title.

**On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Consideration of Resolution 2023-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Parkland Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of August 31, 2022**

Ms. Cerbone presented the Unaudited Financial Statements as of August 31, 2022.

**On MOTION by Mr. Patterson and seconded by Ms. Tharpe, with all in favor, the Unaudited Financial Statements as of August 31, 2022, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of Minutes**

Ms. Cerbone presented the following:

**A. August 25, 2022 Landowners' Meeting**

The following changes were made:

Page 1, Attendees: Insert

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

**B. August 25, 2022 Organizational Meeting**

**On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor, the August 25, 2022 Landowners’ Meeting, as amended, and the August 25, 2022 Organizational Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Earlywine stated that the bond validation hearing is scheduled for October 31, 2022.

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

There was no report.

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

- **NEXT MEETING Date: November 1, 2022 at 2:001 pm. (Central Time) [Adoption of Fiscal Year 2022 and Fiscal Year 2023 Budgets]**

- **QUORUM CHECK**

The next meeting will be held on November 1, 2022.

**TENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the meeting adjourned at 2:22 p.m.**

  
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Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chair/Vice Chair