

**MINUTES OF MEETING  
PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parkland Community Development District will hold a Regular Meeting on June 6, 2023 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
Mike Patterson	Assistant Secretary
Kyle Nicholas	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Kyle Magee (via telephone)	District Counsel
David Fitzpatrick	District Engineer
Luke Henderson (via telephone)	Garden Street Communities Southeast, LLC
Misty Taylor (via telephone)	Bond Counsel
Sarah Warren (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 2:02 p.m. Supervisors Willard, DuBose, Patterson and Nicholas were present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2024**

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

- I. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- II. **Membership, Obligations and Responsibilities**
- III. **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**
- IV. **Form 8B: Memorandum of Voting Conflict**
- B. **Consideration of Resolution 2023-04, Removing & Designating Certain Officers of the District and Providing for an Effective Date**

An appointment to fill Seat 3 was discussed following the Sixth Order of Business. The decision was to defer this item.

**FOURTH ORDER OF BUSINESS**

**Discussion: Bond Financing**

Ms. Cerbone stated that she has an outline from MBS Capital Markets (MBS) related to timing of the bond issuance.

Mr. Henderson believes MBS and Bryan about this. He is not sure how close they are to the timeline but estimated plus or minus two weeks, at the most; otherwise, he thinks this is a fair assessment and reasonable timeline.

**FIFTH ORDER OF BUSINESS**

**Consideration of July Special Meeting**

Ms. Cerbone discussed the need to hold a special meeting in July, if necessary, to address bond-related matters.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, scheduling a Special Meeting on July 11, 2023 at 2:00 p.m., (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Cerbone discussed changing the August meeting date from August 1 to August 8, 2023 to meet the 60-day requirement between today and the budget Public Hearing. This change might also match the bond timeline and enable the bond pre-closing to happen on that day.

Ms. Cerbone presented Resolution 2023-09. She reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes and the impact due of the anticipated upcoming bond issuance. This will be a Landowner-funded budget, with expenses paid as they are incurred.

**On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, Resolution 2023-09, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 8, 2023 at 2:00 p.m., (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2023-10.

**On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor, Resolution 2023-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.**

**EIGHT ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2023**

Ms. Cerbone presented the Unaudited Financial Statements as of April 30, 2023.

**On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, the Unaudited Financial Statements as of April 30, 2023, were accepted.**

**NINTH ORDER OF BUSINESS**

**Approval of February 7, 2023 Public Hearing and Regular Meeting Minutes**

Ms. Cerbone presented the February 7, 2023 Public Hearing and Regular Meeting Minutes.

**On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor, the Approval of February 7, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

Mr. Fitzpatrick discussed the progress and reported the following:

- The County approved the construction plans and other items.
- The State approved the Environmental Resource Permit (ERP).
- Approval of the wastewater system in underway.
- Once the water and wastewater and sewer permits are received, they will be submitted to the Department of Environmental Protection (DEP).

➤ An attempt is underway to have Florida Power & Light (FPS) execute an Encroachment Agreement related to FLP’s easement over some CDD property.

Mr. Henderson stated that the Developer will undertake the initial bidding process and then at the appropriate time, the Developer will assign the contract to the CDD. Ms. Cerbone asked if the contract will be for CDD work only or if it will be a combination of CDD and Developer work. Mr. Henderson stated it will cover both. Ms. Cerbone stated it will be a partial assignment then.

Mr. Fitzpatrick discussed four bids that were received. He is reviewing them and will provide an update soon.

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

- **0 Registered voters in District as of April 15, 2023**
- **NEXT MEETING Date: August 1, 2023 at 2:00 PM (Central Time)**
  - **QUORUM CHECK**

A July 11, 2023 Special Meeting will be scheduled.

The August 1, 2023 meeting will be rescheduled to August 8, 2023.

**ELEVENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

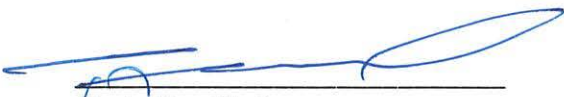
**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Patterson and seconded by Mr. DuBose, with all in favor, the meeting adjourned at 2:23 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair