

**MINUTES OF MEETING
PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parkland Community Development District held a Regular Meeting on December 14, 2023 at 11:00 a.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583.

Present were:

Chad Willard	Chair
Dan DuBose	Vice Chair
Kyle Nicholas	Assistant Secretary
Brian McGee	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Andrew Kantarzhi (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Kyle Magee	District Counsel
David Fitzpatrick	District Engineer
Luke Henderson	Developer's Counsel
Sara Warren	Bond Counsel
Sete Zare (via telephone)	MBS Capital Markets, LLC (MBS)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:01 a.m., Central Time. Supervisors Willard, DuBose, Nicholas and McGee were present. Supervisor Patterson was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Supplemental Engineer's Report

Mr. Fitzpatrick stated that the estimates in the Supplemental Engineer's Report were revised to align with the bids.

On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, the Supplemental Engineer's Report dated November 9, 2023, was approved.

FOURTH ORDER OF BUSINESS

Presentation of Final First Supplemental Special Assessment Methodology Report

Ms. Cerbone reviewed pertinent information in the Final First Supplemental Special Assessment Methodology Report for Phase 1, which will duplicate the Series 2023A-1 and 2023A-2 bond structure.

Ms. Cerbone reviewed the criteria that would trigger a true-up mechanism and noted she also discussed this with Developer’s Counsel and the Chair, prior to the other attendees’ arriving at the meeting.

On MOTION by Mr. Willard and seconded by Mr. McGee, with all in favor, Final First Supplemental Special Assessment Methodology Report dated December 6, 2023, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2023A; Making Certain Findings and Confirming the District’s Provision of Improvements; Confirming the Engineer’s Report and Adopting a Final Supplemental Assessment Methodology Report; Confirming the Maximum Assessment Lien Securing the Series 2023A Bonds (Hereinafter Defined); Addressing the Allocation and Collection of the Assessments Securing the Series 2023A Bonds; Providing for Application of True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of a Notice of Series 2023A Assessments; Providing for Conflicts, Severability and an Effective Date

Mr. Magee presented Resolution 2024-02 and read the title. This Resolution accomplishes the following:

- Section 2: Identifies the Board’s authority to adopt the Resolution.
- Section 3: Makes certain findings based on the steps taken up to this point and adopts the Final Supplemental Assessment Methodology Report.
- Section 4: Confirms the maximum assessment lien for the Series 2023A bonds.

- Section 5: Allocates those assessments securing the Series 2023A bonds and states they will be allocated in accordance with the Final First Supplemental Special Assessment Methodology Report. The CDD will begin annual collection of the Special Assessments for the Series 2023A bonds debt service payments. Certifies the Series 2023A Assessments for collection and directs staff to take all actions necessary to meet the Santa Rosa County’s deadlines for collection and reiterates the intent to utilize the uniform method in some instances. Directs the District Manager to prepare a tax roll for collection each year and present it to the Board to take action necessary to collect any prepaying of debt and collect special assessments on un-platted property.
- Section 6: Confirms the application of the true-up payments and states that payments will be collected pursuant to Resolution 2023-02.
- Section 7: Directs the Secretary to record the Special Assessments in the District’s Improvement Lien Book.
- Section 8: States that this Resolution is intended to supplement Resolution 2023-02 and is meant to be construed broadly.
- Section 9: Directs the CDD Secretary to record a Notice of the Series 2023A Special Assessments in the Official Records of Santa Rosa County.
- Sections 10 and 11 outline the severability clause and effective date.

On MOTION by Mr. Willard and seconded by Mr. McGee, with all in favor, Resolution 2024-02, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2023A; Making Certain Findings and Confirming the District’s Provision of Improvements; Confirming the Engineer’s Report and Adopting a Final Supplemental Assessment Methodology Report; Confirming the Maximum Assessment Lien Securing the Series 2023A Bonds (Hereinafter Defined); Addressing the Allocation and Collection of the Assessments Securing the Series 2023A Bonds; Providing for Application of True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of a Notice of Series 2023A Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

Mr. Magee presented the Cost Share Agreement with Garden Street Communities Southeast, LLC Garden Street related to Parkland Place Phase 1 and outlined its purpose. He requested approval in substantial form while Developer’s Counsel reviews the Agreement and because the construction contract with Chavers Construction, Inc., is still being finalized. Ms. Cerbone asked if the Chair should execute the signature page today. Mr. Magee replied affirmatively and noted that any issues will be remedied at the next meeting.

On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, the Cost Share Agreement with Garden Street Communities Southeast, LLC related to Parkland Place Phase 1, in substantial form, and authorizing the Chair to execute the final form of the Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Garden Street Communities Southeast, LLC Construction Funding Agreement

Mr. Magee presented the Construction Funding Agreement with Garden Street Communities Southeast, LLC. He requested approval in substantial form while the construction contract is being finalized. As in the prior agenda item, the Chair will execute the signature page today and any issues will be remedied at the next meeting.

Ms Cerbone will advise the Admin Department to take no further action on these two agenda items until staff hears from District Counsel.

On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, the Construction Funding Agreement with Garden Street Communities Southeast, LLC, in substantial form and authorizing the Chair to execute the final form of the Agreement, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2023

On MOTION by Mr. Willard and seconded by Mr. McGee, with all in favor, the Unaudited Financial Statements as of October 31, 2023, were accepted.

NINTH ORDER OF BUSINESS

Approval of November 7, 2023 Regular Meeting Minutes

On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, the November 7, 2023 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Magee stated he is completing the portion of the bond deal up until the bonds close and is working with Mr. Henderson and Garden Street to finalize the Chavers Construction, Inc. contract for the Request for Proposals (RFP).

Mr. Magee stated that he will email a memorandum to the Board about satisfying the four-hour ethics training session requirement that goes into effect on January 1, 2024. The requirement must be fulfilled by the end of 2024.

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

There was no report.

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

- **NEXT MEETING DATE: January 2, 2024 at 2:00 PM (Central Time)**
 - **QUORUM CHECK**

The January 2, 2024 meeting will be cancelled. The next meeting will be on February 6, 2024, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. DuBose and seconded by Mr. Willard, with all in favor, the meeting adjourned at 11:22 a.m., Central Time.



A handwritten signature in black ink, appearing to read 'Cindy Cook', written over a horizontal line.

Secretary/Assistant Secretary



A handwritten signature in blue ink, consisting of several horizontal strokes and a loop at the end, written over a horizontal line.

Chair/Vice Chair