MINUTES OF MEETING
PARKLAND COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Parkland Community Development District held a Regular Meeting on April 2, 2024 at 2:00 p.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
Mike Patterson	Assistant Secretary

Also present:

Andrew Kantarzhi (via telephone)	District Manager
Kyle Magee (via telephone)	District Counsel
David Fitzpatrick	District Engineer
Luke Henderson (via telephone)	Developer's Counsel
Michael Broker (via telephone)	Garden Street Communities

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 2:00 p.m., Central Time.

All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Financing Items**

A. Resolution 2024-03, Ratifying, Confirming and Approving the Sale of the District's Series 2023a Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2023a Bonds; Determining Such

Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2024-03 and read the title. This Resolution is typical for post bond issuance. Regarding Item 3B, Mr. Magee stated that the Disclosure of Public Financing is required by Florida Chapter 190.009, after a bond issuance, and needs to be provided to the initial purchaser of any property, made available to all existing and perspective residents of the CDD and recorded with the County's Property Records office.

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2024-03, Ratifying, Confirming and Approving the Sale of the District's Series 2023a Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2023a Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

B. Disclosure of Public Financing

On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Parkland Community Development District, and authorizing the District Manager to record the Disclosure Form with the County, was approved.

FOURTH ORDER OF BUSINESS **Discussion: Fiscal Year 2025 Proposed Budget**

Mr. Kantarzhi stated that the draft proposed Fiscal Year 2025 budget, which will be presented at the June 4, 2024 meeting, will not include field operations costs; it will only include professional and administrative costs.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-04, Designating a Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing an Effective Date**

Mr. Kantarzhi stated that this is the CDD's second Landowners' meeting/election; it will be held on election day, November 5, 2024. Ms. Cerbone will contact Mr. Henderson closer to the meeting date to discuss proxy forms.

On MOTION by Mr. Williard and seconded by Mr. DuBose, with all in favor, Resolution 2024-04, Designating November 5, 2024 at 2:00 p.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583, as the Date, Time, and Location for the Landowners' Meeting; Providing for Publication, Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

On MOTION by Mr. DuBose and seconded by Mr. Patterson, with all in favor, Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Ratification of Garden Street Communities Southeast, LLC Temporary Construction & Access Easement Agreement**

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the Garden Street Communities Southeast, LLC Temporary Construction & Access Easement Agreement, was ratified.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-06, Granting the Chairman and/or Vice Chairman the Authority to Approve Certain Change Orders in Construction Contracts; Providing a Severability Clause; and Providing an Effective Date**

Mr. Magee recommended a slight change to the sixth Whereas clause in Resolution 2024-06, to allow the Chair and/or Vice Chair to approve any change orders resulting in a decrease in the contract price; thereby removing the "no more than 5%" threshold, as any direct purchase by the CDD may exceed 5%.

Mr. Henderson asked Mr. Patterson if he foresees other change orders beyond the 5% threshold, besides the one to expand the lift station. Mr. Patterson replied no.

The following change was made to Resolution 2024-06:

Sixth Whereas Clause: Modify language regarding change orders

On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, Resolution 2024-06, as amended, Granting the Chairman and/or Vice Chairman the Authority to Approve Certain Change Orders in Construction Contracts; Providing a Severability Clause; and Providing an Effective Date, in substantial form as described and stated by District Counsel and contingent on receiving fully executed negative Change Orders, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Chavers Construction, Inc. Change Order No. 1 [Parkland Place Project – Phase 1]**

On MOTION by Mr. DuBose and seconded by Mr. Patterson, with all in favor, Chavers Construction, Inc. Change Order No. 1 related to Parkland Place Project – Phase 1, was approved.

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 29, 2024**

Mr. Kantarzhi stated that the next financial statements will show Management's fees increasing and Dissemination agent expenses, along with retroactive costs, now that the bonds closed in December.

On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS **Approval of December 14, 2023 Regular Meeting Minutes**

On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor, the December 14, 2023 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kutak Rock LLP

- **Required Ethics Training/Disclosure Filing**
  - **Sample Form 1 2023/Instructions**

Mr. Magee highlighted key information in the Memorandum about fulfilling the four-hour ethics training requirement that went into effect on January 1, 2024. The Memorandum includes a link to free online courses and information about fulfilling the requirement by the end of 2024 and filing Form 1 in 2025. Board Members should expect an email from the Commission on Ethics (COE) to register before electronically filing Form 1 by the July 1, 2024 deadline; Form 1 is no longer filed with the local Supervisor of Elections office.

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

Mr. Fitzpatrick provided project updates. He is processing the change order that was just approved.

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

- **NEXT MEETING DATE: May 7, 2024 at 2:00 PM (Central Time)**
  - **QUORUM CHECK**

The next meeting will be on May 7, 2024, unless cancelled.

THIRTEENTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the meeting adjourned at 2:21 p.m., Central Time.

Cindy Cerbone

Secretary/Assistant Secretary

Chair/Vice Chair