

**MINUTES OF MEETING
PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parkland Community Development District held a Regular Meeting on June 4, 2024 at 2:00 p.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583.

Present were:

Dan DuBose
Kyle Nicholas
Brian McGee

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Kyle Magee (via telephone)
David Fitzpatrick
Luke Henderson

District Manager
District Counsel
District Engineer
Developer's Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:01 p.m., Central Time.

Supervisors McGee, Nicholas and DuBose were present. Supervisors Willard and Patterson were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2024-07,
Approving a Proposed Budget for Fiscal
Year 2024/2025 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 presented Resolution 2024-07. She reviewed the proposed Fiscal Year 2025 budget, and stated that it does not include field operations because it was not anticipated that the CDD would have any improvements to maintain by September 30, 2025; however, if any expenses arise, it would likely not be until very late in Fiscal Year 2025. This will be addressed next year, when working on the proposed Fiscal Year 2026 budget. The Fiscal Year 2025 budget is Landowner-funded; therefore, expenses will be billed and funded as they are incurred. Agreements will be discussed on the record and the budget will be amended, if necessary.

Ms. Cerbone stated the CDD can move assessments to off roll for General Fund expenses, like it does for the debt. If doing so for the General Fund Operations and Maintenance (O&M) assessment, the Developer will pay what is budgeted instead of only paying expenses as they are incurred. Now, based on the status of the CDD improvements, this method is better for the Developer and a more cost-effective way to move forward.

Ms. Cerbone discussed the option of running Engineering expenses through the construction bond fund and stated that, for now, expenses will be run through the General Fund. The expenditures are currently run through the General Fund; a bill will not be sent except for expenses incurred and the process can be changed at the discretion of the Board and the Developer.

Ms. Cerbone noted that the Insurance line item includes General Liability and Directors and Officers Insurance, not Builders Risk coverage. When Builders Risk occurs, that policy can be run through the Construction Fund, which might occur within the next month or two. She thanked Mr. McGee for working with Mr. Chambers and the carrier to provide information so that a good quote can be obtained.

A Board Member noted that Builders Risk coverage is not a component of the budget. Ms. Cerbone stated, if the preference is to run Builders Risk coverage through the General Fund, the budget can be amended in August. Regarding whether materials for the project will be on the ground by early August, a Board Member replied affirmatively.

On MOTION by Mr. McGee and seconded by Mr. DuBose, with all in favor, Resolution 2024-07, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 6, 2024 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.

Ms. Cerbone asked Board Members to consider moving meetings to Tuesday mornings; if that might work, consideration will be added to the August meeting agenda.

FOURTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2024

Ms. Cerbone noted that, as of April, the Capital Project Fund had approximately \$5.4 million, unless any requisitions were processed. The funds in the Capital Project fund are earning interest, which helps to offset construction expenses.

On MOTION by Mr. DuBose and seconded by Mr. Nicholas, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

FIFTH ORDER OF BUSINESS

Approval of April 2, 2024 Regular Meeting Minutes

On MOTION by Mr. DuBose and seconded by Mr. McGee, with all in favor, the April 2, 2024 Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Magee noted the Landowner's intention to close on two adjacent properties in the coming months; a Boundary Amendment is desired to include those parcels within the CDD boundaries. A Resolution will be presented at a future meeting.

On MOTION by Mr. DuBose and seconded by Mr. McGee, with all in favor, authorizing Staff to work with the Chair and/or Vice Chair on amending the CDD boundaries, was approved.

Mr. Magee stated that Board Members should have received an email from the Commission on Ethics (COE) to register so they are able to file Form 1 electronically, by July 1, 2024. He or Ms. Cerbone can assist with registration if necessary.

Ms. Cerbone discussed the requirement to complete four hours of ethics training by December 31, 2024. A prior Memorandum contained links to free, online courses; the Memorandum can be recirculated, if needed, and further reminders will be provided.

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

Mr. Fitzpatrick provided project updates.

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

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

The July 2, 2024 meeting will be cancelled. The next meeting will be on August 6, 2024.

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS

Public Comments

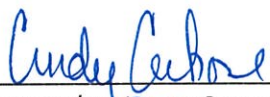
No members of the public spoke.

NINTH ORDER OF BUSINESS

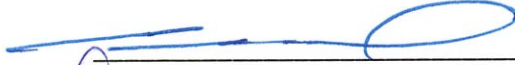
Adjournment

On MOTION by Mr. McGee and seconded by Mr. DuBose, with all in favor, the meeting adjourned at 2:20 p.m., Central Time.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair