

PARKLAND

**COMMUNITY DEVELOPMENT
DISTRICT**

September 10, 2024

BOARD OF SUPERVISORS

**REGULAR MEETING
AGENDA**

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Parkland Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

September 3, 2024

Board of Supervisors
Parkland Community Development District

Dear Board Members:

The Board of Supervisors of the Parkland Community Development District will hold a Regular Meeting on September 10, 2024 at 8:30 a.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2024-10, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Santa Rosa County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date
 - A. Consideration of Boundary Amendment Funding Agreement
4. Acceptance of Unaudited Financial Statements as of July 31, 2024
5. Approval of August 6, 2024 Public Hearing and Regular Meeting Minutes
6. Staff Reports
 - A. District Counsel: *Kutak Rock LP*
 - B. District Engineer: *David W Fitzpatrick P.E., P.A.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 1, 2024 at 10:00 AM (Central Time)

○ QUORUM CHECK

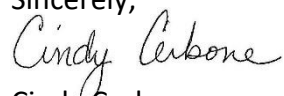
SEAT 1	CHAD WILLARD	☐ IN PERSON	☐ PHONE	☐ No
SEAT 2	KYLE NICHOLAS	☐ IN PERSON	☐ PHONE	☐ No
SEAT 3	BRIAN MCGEE	☐ IN PERSON	☐ PHONE	☐ No
SEAT 4	DAN DUBOSE	☐ IN PERSON	☐ PHONE	☐ No
SEAT 5	MIKE PATTERSON	☐ IN PERSON	☐ PHONE	☐ No

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

7. Board Members' Comments/Requests
8. Public Comments
9. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA ROSA COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parkland Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and Santa Rosa County Ordinance No. 2022-012 ("**Ordinance**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 319.21 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to add certain lands ("**Expansion Parcel**"), as described in the attached **Exhibit A**, resulting in an amended boundary ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal,

engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation with Santa Rosa County, Florida, as necessary to seek the amendment of the District's boundaries and to add those lands depicted in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to Santa Rosa County, Florida, to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of September, 2024.

ATTEST:

**PARKLAND COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description of Boundary Amendment Parcel

Exhibit A:
Legal Description of Boundary Amendment Parcel

COMMONS AT PARKLAND PLACE

LEGAL DESCRIPTION

(PREPARED BY MERRILL PARKER SHAW, INC.)

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY FLORIDA, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE GO SOUTH 87 DEGREES 37 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, ALSO BEING THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1327.68 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE GO SOUTH 03 DEGREES 50 MINUTES 40 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, ALSO BEING THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, FOR A DISTANCE OF 704.45 FEET TO A POINT ON THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3008, PAGE 1875, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 19 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3008, PAGE 1875, FOR A DISTANCE OF 469.64 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3008, PAGE 1875; THENCE GO NORTH 14 DEGREES 45 MINUTES 39 SECONDS WEST, FOR A DISTANCE OF 160.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A FLORIDA POWER AND LIGHT EASEMENT; THENCE GO SOUTH 75 DEGREES 14 MINUTES 21 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EASEMENT, FOR A DISTANCE OF 850.77 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE GO NORTH 03 DEGREES 50 MINUTES 01 SECONDS EAST, ALONG SAID WEST LINE FOR A DISTANCE OF 87.66 FEET TO THE SOUTHEAST CORNER OF "HABERSHAM ADDITION TO HAMMERSMITH" AS RECORDED IN PLAT BOOK 9, AT PAGE 58, IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE CONTINUE NORTH 03 DEGREES 50 MINUTES 01 SECONDS EAST, ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, AND EAST LINE OF SAID "HABERSHAM ADDITION TO HAMMERSMITH" FOR A DISTANCE OF 362.46 FEET TO THE SOUTHEAST CORNER OF LOT 17 BLOCK "E" OF SAID HABERSHAM ADDITION TO HAMMERSMITH; THENCE DEPARTING SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, AND EAST LINE OF SAID "HABERSHAM ADDITION TO HAMMERSMITH", GO SOUTH 86 DEGREES 09 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 1.00 FEET; THENCE GO NORTH 03 DEGREES 20 MINUTES 40 SECONDS EAST, FOR A DISTANCE OF 117.36 FEET TO THE NORTHEAST CORNER OF LOT 17 BLOCK "E" OF SAID HABERSHAM ADDITION TO HAMMERSMITH; THENCE GO NORTH 03 DEGREES 50 MINUTES 01 SECONDS EAST, ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, AND EAST LINE OF SAID "HABERSHAM ADDITION TO HAMMERSMITH" FOR A DISTANCE OF 231.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY FLORIDA, CONTAINS 20.79 ACRES MORE OR LESS.

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

3A

BOUNDARY AMENDMENT FUNDING AGREEMENT

This Agreement is made and entered into this 10th day of September, 2024, by and between:

Parkland Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Santa Rosa County, Florida, and whose mailing address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

Garden Street Communities Southeast, LLC, a Florida limited liability company the owner and developer of lands within the boundary of the District, and whose mailing address is 110 W Garden Street, 2nd Floor, Pensacola, Florida 32502 ("**Landowner**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes* ("**Act**") and by Ordinance No. 2022-12, adopted by the Board of County Commissioners of Santa Rosa County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure ("**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 319.21 acres of land; and

WHEREAS, the District desires to amend its boundaries ("**Boundary Amendment**") to add certain lands to the District's boundaries; and

WHEREAS, pursuant to Resolution 2024-10, the District has authorized the Boundary Amendment, and, in consideration, the Landowner has agreed to fund all managerial, engineering, legal and other fees and costs that the District incurs in connection with the Boundary Amendment ("**Amendment Expenses**"); and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **PROVISION OF FUNDS.** The Landowner agrees to make available to the District such monies as are necessary to fund the Amendment Expenses and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

2. **DISTRICT USE OF FUNDS.** The District agrees to use the Amendment Expenses solely for the Boundary Amendment. The District agrees to use its good faith best efforts to proceed in an expeditious manner to effect the Boundary Amendment. The District shall not have any obligation to reimburse or repay the Landowner for funds made available to the District under this Agreement.

3. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

4. **ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. **ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. **CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. **TERMINATION.** Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach.

13. **PUBLIC RECORDS.** Landowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. **SOVEREIGN IMMUNITY.** Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

18. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**PARKLAND COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

**GARDEN STREET COMMUNITIES SOUTHEAST,
LLC**

By: _____
Its: _____

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2024**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 23,980	\$ -	\$ -	\$ 23,980
Investments				
Reserve A1	-	268,790	-	268,790
Reserve A2	-	235,184	-	235,184
Prepayment A1	-	6,037	-	6,037
Prepayment A2	-	4,419	-	4,419
CAPI A1	-	116,491	-	116,491
CAPI A2	-	121,374	-	121,374
Construction	-	-	3,807,574	3,807,574
Due from Landowner	22,440	-	17,767	40,207
Total assets	<u>\$ 46,420</u>	<u>\$ 752,295</u>	<u>\$ 3,825,341</u>	<u>\$ 4,624,056</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 22,910	\$ -	\$ -	\$ 22,910
Due to capital projects fund	17,767	-	-	17,767
Contracts payable	-	-	805,170	805,170
Retainage payable	-	-	124,287	124,287
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>46,677</u>	<u>-</u>	<u>929,457</u>	<u>976,134</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	22,440	-	-	22,440
Unearned revenue	-	-	17,767	17,767
Total deferred inflows of resources	<u>22,440</u>	<u>-</u>	<u>17,767</u>	<u>40,207</u>
Fund balances:				
Restricted				
Debt service	-	752,295	-	752,295
Capital projects	-	-	2,878,117	2,878,117
Unassigned	(22,697)	-	-	(22,697)
Total fund balances	<u>(22,697)</u>	<u>752,295</u>	<u>2,878,117</u>	<u>3,607,715</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 46,420</u>	<u>\$ 752,295</u>	<u>\$ 3,825,341</u>	<u>\$ 4,624,056</u>

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 48,610	\$ 102,290	48%
Total revenues	-	48,610	102,290	48%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	-	7,132	25,000	29%
Engineering	1,187	15,434	2,000	772%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	667	1,000	67%
Trustee	-	-	5,500	0%
Telephone	17	166	200	83%
Postage	24	224	500	45%
Printing & binding	42	417	500	83%
Legal advertising	-	706	6,500	11%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies	89	270	500	54%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	210	210	100%
Total professional & administrative	5,442	68,281	102,290	67%
Excess/(deficiency) of revenues over/(under) expenditures	(5,442)	(19,671)	-	
Fund balances - beginning	(17,255)	(3,026)	-	
Fund balances - ending	\$ (22,697)	\$ (22,697)	\$ -	

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 3,029	\$ 23,147
Total revenues	<u>3,029</u>	<u>23,147</u>
EXPENDITURES		
Interest	-	167,711
Cost of issuance	-	196,770
Underwriters discount	-	110,175
Total debt service	<u>-</u>	<u>474,656</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,029	(451,509)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,225,474
Transfers out	-	(21,670)
Transfers in	-	21,037
Total other financing sources	<u>-</u>	<u>1,224,841</u>
Net change in fund balances	3,029	773,332
Fund balances - beginning	749,266	(21,037)
Fund balances - ending	<u>\$ 752,295</u>	<u>\$ 752,295</u>

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 20,946	\$ 152,892
Total revenues	<u>20,946</u>	<u>152,892</u>
EXPENDITURES		
Construction costs	<u>2,072,981</u>	<u>3,389,278</u>
Total expenditures	<u>2,072,981</u>	<u>3,389,278</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,052,035)	(3,236,386)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,119,526
Transfer in	-	21,670
Transfer out	<u>-</u>	<u>(21,036)</u>
Total other financing sources/(uses)	<u>-</u>	<u>6,120,160</u>
Net change in fund balances	(2,052,035)	2,883,774
Fund balances - beginning	<u>4,930,152</u>	<u>(5,657)</u>
Fund balances - ending	<u><u>\$ 2,878,117</u></u>	<u><u>\$ 2,878,117</u></u>

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parkland Community Development District held a Public Hearing and Regular Meeting on August 6, 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:

Cindy Cerbone	District Manager
Kyle Magee (via telephone)	District Counsel
David Fitzpatrick	District Engineer
Luke Henderson	Developer's Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:02 p.m., Central Time. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-08 and reviewed the proposed Fiscal Year 2025 budget, which is unchanged from the last time it was presented. It is a Landowner-funded budget, with expenses funded as they are incurred.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, Resolution 2024-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Budget Funding Agreement for Fiscal Year 2025

Ms. Cerbone presented the Budget Funding Agreement between the CDD and Garden Street Communities Southeast, LLC.

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the Budget Funding Agreement for Fiscal Year 2025, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts

Performance Measures and Standards Reporting

Ms. Cerbone presented the Memorandum regarding HB7013 - Special Districts Performance Measures and Standards Reporting. Management worked closely with District Counsel to establish a set of goals and objectives which, once approved, must be posted on the CDD website by October 1st each year; the initial Performance Measures and Standards Reporting form will be due by December 2025 after the CDD has determined if it met its goals and objectives.

Ms. Cerbone stated that she, District Management and the District Engineer are primarily responsible for making sure that the CDD not only adheres to the goals and objectives but also tracks and measures that the goals and objectives are being fulfilled. District Management and District Counsel collaborated on identifying Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability, as the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each.

Ms. Cerbone presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD and explained how the CDD will meet the goals.

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-09, 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

Ms. Cerbone presented Resolution 2024-09. Finetuning the meeting schedule, potential September 2024 meeting dates and the November 2024 Landowners' meeting, were discussed.

The following changes were made to the Fiscal Year 2025 meeting schedule:

DATE: Delete "November 5, 2024" Regular Meeting

TIME (November 5, 2024 Landowners' Meeting): Insert "2:00 PM"

TIME (All Regular Meetings): Insert "10:00 AM"

On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, Resolution 2024-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Update: Builder's Risk Insurance

Ms. Cerbone stated, going forward at meetings, she will ask, on the record, if the CDD still has materials above ground. If so, fine. In the event of a meeting cancellation, she will email the applicable parties, including the insurance carrier, confirming that the CDD still has materials above ground and the policy cannot be canceled. As soon as everything is in the ground, the builder's policy will be canceled.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2024

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

NINTH ORDER OF BUSINESS

Approval of June 4, 2024 Regular Meeting Minutes

On MOTION by Mr. Patterson and seconded by Mr. DuBose, with all in favor, the June 4, 2024 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 reported the following.

- The Boundary Amendment will be presented at the next meeting.
- He inspects the site monthly and construction is progressing nicely.
- The stormwater ponds are built and sodded, debris clearing is nearly complete and the sanitary sewer is currently being installed.

Ms. Cerbone stated the CDD's vendors are sending invoices to the District Engineer's office as well as District Management's office and she wants to make sure that Mr. Fitzpatrick is receiving his invoices on a timely basis.

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

- **NEXT MEETING DATE: September 3, 2024 at 2:00 PM (Central Time)**
 - **QUORUM CHECK**

Ms. Cerbone asked if the September 3, 2024 meeting could be rescheduled.

On MOTION by DuBose and seconded by Mr. Willard, with all in favor, rescheduling the September 3, 2024 meeting to September 10, 2024 at 8:30 a.m., Central Time, at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583; with Ms. Cerbone calling into the meeting, was approved.

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. Willard and seconded by Mr. Patterson, with all in favor, the meeting adjourned at 2:26 p.m., Central Time.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

PARKLAND COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Adams Homes Sales Office, 6148 Old Bagdad Highway, Milton, Florida 32583</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2024	Regular Meeting	10:00 AM (Central Time)
November 5, 2024	Landowners' Meeting	2:00 PM (Central Time)
December 3, 2024	Regular Meeting	10:00 AM (Central Time)
January 7, 2025	Regular Meeting	10:00 AM (Central Time)
February 4, 2025	Regular Meeting	10:00 AM (Central Time)
March 4, 2025	Regular Meeting	10:00 AM (Central Time)
April 1, 2025	Regular Meeting	10:00 AM (Central Time)
May 6, 2025	Regular Meeting	10:00 AM (Central Time)
June 3, 2025	Regular Meeting	10:00 AM (Central Time)
July 1, 2025	Regular Meeting	10:00 AM (Central Time)
August 5, 2025	Regular Meeting	10:00 AM (Central Time)
September 2, 2025	Regular Meeting	10:00 AM (Central Time)