

**MINUTES OF MEETING
PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parkland Community Development District held a Regular Meeting on June 3, 2025 at 10:00 a.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583.

Present:

Chad Willard

Dan Dubose

Kyle Nicholas

Brian McGee

Mike Patterson

Chair

Vice Chair

Assistant Secretary

Assistant Secretary

Assistant Secretary

Also present:

Cindy Cerbone

Chris Conti

Kyle Magee (via telephone)

David Fitzpatrick

Luke Henderson

District Manager

Wrathell, Hunt and Associates LLC

District Counsel

District Engineer

Developer's Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:03 a.m., Central Time.

The Oath of Office was administered to Mr. Brian McGee, Mr. Dan (Michael) Dubose and Mr. Mike Patterson before the meeting.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors, Brian McGee [Seat 3], Dan Dubose [Seat 4] and Mike Patterson [Seat

5] (the following will be provided under separate cover)

This item was addressed during the First Order of Business.

Ms. Cerbone provided and explained the following:

- A. **Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. **Membership, Obligations and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-01, and recapped the Landowners' Election results, as follows:

Seat 3	Alexander Brian McGee	102 votes	2-Year Term
Seat 4	Dan (Michael) Dubose	104 votes	4-Year Term
Seat 5	Mike Patterson	105 votes	4-Year Term

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.
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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Certain Officers of the District and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-02.

Mr. Willard nominated the following slate:

Chad Willard	Chair
Dan (Michael) Dubose	Vice Chair
Kyle T. Nicholas	Assistant Secretary
Alexander (Brian) McGee	Assistant Secretary
Make Patterson	Assistant Secretary
Chris Conti	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Certain Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 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 2025-03. She asked if platting occurred yet and stated everything remains as Landowner contribution until lots are platted and recognized by the County and placed on the tax roll.

Ms. Cerbone reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the

reasons for any changes. She suggested the Board appoint a Field Ops Liaison to interact with the vendors.

On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 5, 2025 at 10:00 a.m., 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 2025-04, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-04.

On MOTION by Mr. Dubose and seconded by Mr. Patterson, with all in favor, Resolution 2025-04, Designating August 5, 2025 at 10:00 a.m., at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583, as the Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-05.

On MOTION by Mr. McGee and seconded by Mr. Willard, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an effective Date**

Ms. Cerbone presented Resolution 2025-06.

On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2025**

On MOTION by Mr. Dubose and seconded by Mr. Patterson, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

- A. September 10, 2024 Regular Meeting**
- B. November 5, 2024 Landowners' Meeting**

The following change was made:

Line 54: Change "Dan Dubose" to "Dan (Michael) Dubose"

On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor, the September 10, 2024 Regular Meeting Minutes, as presented, and the November 5, 2024 Landowners' Meeting, as amended, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Magee stated Staff will assist with the budget adoption process and the Uniform Method public hearing.

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

Mr. Fitzpatrick reported the following:

- Construction is progressing nicely and it is on schedule.
- The Phase 1A pavement work commenced.
- The off-site water main installation is halfway completed.
- Staff is strategizing and making minor construction changes to avoid conflicts with the County when it eventually builds a four-lane road in front of the project.
- Staff anticipates recording the plat for Phase 1A in September 2025.

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

- **Property Insurance on Vertical Assets**

Ms. Cerbone stated the CDD must meet insurance requirements on all vertical assets that it owns and/or leases. District Management will need descriptions and estimated values of the assets to report to Egis. She noted that Egis will not bind coverage within 24 to 48 hours of a main storm.

Discussion ensued regarding the FPL Lighting Agreement, binding the insurance, monument signage, a variance and monthly builder's risk ID check-in with the District Engineer.

- **NEXT MEETING DATE: July 1, 2025 at 10:00 AM (Central Time)**

- **QUORUM CHECK**

The July 1, 2025 meeting will be cancelled.

The next meeting will be on August 5, 2025.

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. McGee and seconded by Mr. Willard, with all in favor, the meeting adjourned at 10:37a.m., Central Time.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair