

**MINUTES OF MEETING  
PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parkland Community Development District held Public Hearings and a Regular Meeting on August 5, 2025 at 10:00 a.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583.

**Present:**

Chad Willard	Chair
Dan Dubose	Vice Chair
Kyle Nicholas	Assistant Secretary
Mike Patterson	Assistant Secretary

**Also present:**

Chris Conti	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates LLC
Kyle Magee (via telephone)	District Counsel
David Fitzpatrick	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Conti called the meeting to order at 10:05 a.m., Central Time.

Supervisors Willard, Dubose, Nicholas and Patterson were present. Supervisor McGee was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

- A. **Affidavit of Publication**
- B. **Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending**

**September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Conti presented Resolution 2025-07. He 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. This is a Landowner-contribution budget, with expenses being funded as they are incurred.

Ms. Cerbone stated Staff anticipates that the General Fund will move to on-roll assessments in Fiscal Year 2027 and debt payments will move from off-roll to on-roll as well and appear on the property tax bills.

Discussion ensued regarding potential field operations management companies, the Florida Power & Light (FPL) Agreement, streetlight costs, when certain vertical assets will come online, when certain elements will be conveyed, advertising a Request for Proposals (RFP) for a landscape contractor, the kiosk, the mailbox section, the entry monument, property insurance and circulating a monthly email to various key individuals regarding asset status.

In response to Ms. Cerbone's question, Mr. Willard stated that he, Mr. Fitzpatrick and Michael Broker will coordinate with her to prepare a checklist of individuals to receive monthly emails and circulate it in November.

Ms. Cerbone will work with Mr. Willard and Developer's Counsel to secure insurance for the CDD and will email two field operations management companies to request proposals for the CDD and HOA and copy Mr. Willard, Mr. Fitzpatrick and Michael Broker.

Mr. Magee will prepare the conveyance documents for when the time comes to convey sections from the Developer to the CDD.

**On MOTION by Mr. Willard and seconded by Mr. Dubose, 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 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

- **Consideration of Fiscal Year 2026 Budget Funding Agreement**

**This item, previously the Fifth Order of Business, was presented out of order.**

Mr. Conti presented the Fiscal Year 2026 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 Fiscal Year 2026 Budget Funding Agreement, was approved.**

#### **FOURTH ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

- A. **Affidavit/Proof of Publication**
- B. **Consideration of Resolution 2025-08, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by Parkland Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Conti presented Resolution 2025-08. This is being presented because of the boundary amendment and for assessments to be collected on roll by the Tax Collector.

**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. Dubose, with all in favor, the public hearing was closed.**

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2025-08, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by Parkland Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Fiscal Year 2026 Budget Funding Agreement**

This item was presented following the Fourth Order of Business.

#### **SIXTH ORDER OF BUSINESS**

#### **Discussion: Amendment and Restatement of the Master Engineer's Report and Master Special Assessment Methodology Report re: Boundary Amendment**

- Time Target**

Ms. Cerbone stated, with the completion of the boundary amendment, it is evident that an anticipated expansion of the CDD was not recognized in the original Engineer's Report and Assessment Methodology Report; therefore, Staff will need to present amended and restated reports at an upcoming meeting so that CDD will be able to levy debt over the additional area. She suggested including the amended and restated reports in either the October or November agendas. She will follow up with Developer's Counsel.

Discussion ensued regarding whether there will be an additional boundary amendment, the amended and restated Engineer's and Assessment Methodology Reports, the need to set a

public hearing to for the debt levy of the additional area, the CDD not exceeding maximum debt levels and a potential additional bond issue to complete the project.

Ms. Cerbone will follow up with the Developer regarding infrastructure construction plans and email Mr. Magee and Mr. Fitzpatrick regarding a color-coded map for the HOA and the CDD.

**SEVENTH ORDER OF BUSINESS****Consideration of FPL Lighting Agreement  
[Installed on CDD Property]**

Mr. Conti presented the FPL Lighting Agreement related to the 12 fixtures that were installed; the cost is \$6.02 per month.

Discussion ensued regarding the monthly fee, the electric budget for the entry monument being separate from that of the amenity, the lights not having meters and transferring the electrical billing from the Developer's name to the CDD.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the FPL Lighting Agreement, subject to final clarification of the monthly amount, was approved.**

**EIGHTH ORDER OF BUSINESS****Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Conti presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. Management anticipates receiving a copy of the completed inspection by September 30, 2025, from the District Engineer, for posting by December 1, 2025. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

**On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and**

**Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.**

**NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of June 30, 2025**

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

**TENTH ORDER OF BUSINESS****Approval of June 3, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the June 3, 2025 Regular Meeting Minutes, as presented, were approved.**

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

Mr. Magee stated Staff will work with Management on conveyance and other matters going forward.

Asked if the Board Members would violate the Sunshine Law by participating in a conference call to discuss the design and planning of the Amenity Center, Mr. Magee stated, as long as the they function in their capacity as the Developers, they are not in danger of Sunshine Law violations.

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

Mr. Fitzpatrick stated Phase 1A is almost complete and Staff is preparing the engineering documents and will submit them to the agencies for acceptance. This process will take a few months. Phase 1B is still under construction with the same contractors. Staff is hopeful that construction of the sewer lift station will commence by the end of August 2026.

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

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**

- Hard Copy Agendas vs Tablets
- NEXT MEETING DATE: September 2, 2025 at 10:00 AM (Central Time)
  - QUORUM CHECK

Discussion ensued regarding the next meeting date.

The next meeting will be held on October 7, 2025.

**TWELFTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the meeting adjourned at 11:00 a.m., Central Time.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

PARKLAND CDD

August 5, 2025



\_\_\_\_\_  
Secretary/Assistant Secretary



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Chair/Vice Chair