MINUTES OF MEETING
PARKLAND COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Parkland Community Development District held a Regular Meeting on January 8, 2026 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
Brian McGee	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 (via telephone)	District Engineer
Lauren Pride (via telephone)	Garden Street Communities

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

Mr. Conti called the meeting to order at 10:00 a.m., Central Time.

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Chavers Construction, Inc. Change Order Number: 001 [Time Extension on Parkland Place Subdivision Phase I Sitework]**

Mr. Conti presented Chavers Construction, Inc. Change Order Number: 001 for a Time Extension on Parkland Place Subdivision Phase I Sitework.

On MOTION by Mr. McGee and seconded by Mr. Dubose, with all in favor, Chavers Construction, Inc. Change Order Number: 001 for a Time Extension on Parkland Place Subdivision Phase I Sitework for grading and sitework, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Personnel Leasing Agreement (to potentially be provided under separate cover)**

Mr. Conti presented the Personnel Leasing Agreement. This generally stipulates that a Board Member fills the role of Field Ops Manager for the District.

Ms. Cerbone stated the HOA usually comes online for services once the District owns the improvements. Staff suggests that the Developer handle Field Ops by contracting with the same Property Management company that the HOA will be using; that way there is one point of contact. As the CDD enters into agreements to maintain the CDD assets and since District Management is not local and does not specifically handle field ops, an individual must be designated to obtain proposals from vendors, confirm/oversee work, and approve the A/P for said work. To facilitate this, a Personnel Leasing Agreement was drafted, which outlines the responsibility and provides protection for that entity for which the individual works, whether it is Adams or Garden Street. She asked for approval in substantial form.

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the Personnel Leasing Agreement, in substantial form, was approved.

FIFTH ORDER OF BUSINESS **Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Mr. Conti noted that the 2025 Goals and Objectives Reporting was completed.

B. October 1, 2025 - September 30, 2026

Mr. Conti presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

SIXTH ORDER OF BUSINESS **Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Mr. Conti presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. **Consideration of Resolution 2026-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Dubose and seconded by Mr. Willard, with all in favor, Resolution 2026-01, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; and Providing for an Effective Date**

Mr. Conti presented Resolution 2026-02.

On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of November 30, 2025**

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

NINTH ORDER OF BUSINESS **Approval of August 5, 2025 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, the August 5, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Staff will work on finalizing the Personnel Leasing Agreement.

Discussion ensued regarding bond issuance timing, the Chapter 170 process, proposed Fiscal Year 2027 budget, Developer deficit funding, Operation and Maintenance (O&M) assessments, and the Amenity Rates and Rules.

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

There was no report.

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

- **NEXT MEETING DATE: February 3, 2026 at 10:00 AM (Central Time)**
  - **QUORUM CHECK**

The February meeting will be cancelled.

The next meeting will be likely on June 2, 2026 wherein the proposed Fiscal Year 2027 budget will be presented.

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

Mr. Patterson resigned from the Board.

On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, the resignation of Mike Patterson from Seat 5, was accepted.

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. Dubose, with all in favor, the meeting adjourned at 10:27 a.m., Central Time.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair