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**MINUTES OF MEETING
PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

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The Organizational Meeting of the Board of Supervisors of the Parkland Preserve Community Development District was held on Monday, April 16, 2018 at 9:30 a.m. at Fletcher Davis 101 E. Town Place, Suite 101, St. Augustine, FL.

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FIRST ORDER OF BUSINESS – Call to Order

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Ms. Comings-Thibault called the meeting to order.

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Present and establishing a quorum were:

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Mohammad Bataineh	Board Supervisor, Vice Chairman
Michael Balanky	Board Supervisor, Chairman
Nasrullah Ghafoor	Board Supervisor, Assistant Secretary

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Also present were:

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Patricia Comings-Thibault	District Manager/Treasurer
Mike Aagaard	Assistant Treasurer
Bill Schilling	Engineer – Kimley Horn
Thomas Inman	Engineer – Kimley Horn
Jere Earlywine	District Counsel
Peter Dame	Ackerman, LLP

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The following is a summary of the discussions and actions taken at the April 19, 2018 Parkland Preserve CDD Meeting.

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SECOND ORDER OF BUSINESS – Public Comment

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There being none, next item followed.

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THIRD ORDER OF BUSINESS – Organizational Matters

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Ms. Comings-Thibault presented the Organizational Matters and asked for comments or questions. Discussion ensued.

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A. Affidavit of Publication

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A notice of the Organizational Meeting was published in the Florida Times Union in accordance with the Florida State Statute.

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B. Review of Special Act and Chapter 189 and 190, Florida Statutes

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C. Review of Sunshine Law and Code of Ethics for Public Officers and Employees

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D. Oaths of Office

43 Ms. Comings-Thibault advised the newly elected officers that they were entitled to
44 compensation of \$200 per meeting and asked whether they would like to receive or waive
45 compensation.

46 Mr. Balanky, Mr. Ghafoor and Mr. Bataineh waived compensation.

47 **E. Resolution 2018-01 Designating Officers**

48 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
49 adopted **Resolution 2018-01, Designating Officers** appointing the Officers of the District as follows: Mr.
50 Balanky to serve as Chairman, Mr. Bataineh to serve as Vice Chairman; District staffing as follows: Ms.
51 Patricia Comings-Thibault as District Manager and Treasurer, Mr. Breakstone as Chairman, Mr. Mays,
52 Mr. Daniels as Assistant Secretaries, and Ms. Robin, Mr. Earlywine as District Counsel for the Parkland
53 Preserve Community Development District.

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F. Resolution 2018-02 Setting a Landowners Election

56 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
57 adopted **Resolution 2018-02 Setting a Landowners Election with a location to be determined** for the
58 Parkland Preserve Community Development District.

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FOURTH ORDER OF BUSINESS – Administrative Matters

61 Ms. Comings-Thibault presented Administrative Matters and asked for comments or questions.

62 **A. Resolution 2018-03 Appointing District Manager**

63 1. District Management Agreement

64 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
65 adopted **District Management Agreement** for the Parkland Preserve Community Development District.

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67

B. Resolution 2018-04 Appointing District Counsel

68 1. District Counsel Agreement

69 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
70 adopted **District Counsel Agreement** for the Parkland Preserve Community Development District.

71
72

C. Resolution 2018-05 Designating Registered Agent and Office

73 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
74 adopted **Resolution 2018-05 Designating Registered Agent and Office** for the Parkland Preserve
75 Community Development District.

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77

D. Resolution 2018-06 Designating Local Records Office

78 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
79 adopted **Resolution 2018-02 Setting a Landowners Election** in substantial form with exact location to
80 be determined for the Parkland Preserve Community Development District.

81

82 **E. Resolution 2018-07 Adopting a Records Retention Schedule**

83 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
84 adopted **Resolution 2018-07 Adopting a Records Retention Schedule** for the Parkland Preserve
85 Community Development District.

86

87 **F. Resolution 2018-08 Authorization to Record "Notice of Establishment"**

88 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
89 adopted **Resolution 2018-08 Authorization to Record "Notice of Establishment"** for the Parkland
90 Preserve Community Development District.

91

92 **G. Resolution 2018-09 Setting Forth District Policy for Legal Defense of Board**
93 **Members and Officers**

94 1. Authorization to Obtain General Liability and Public Officers' Insurance

95 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
96 adopted **Resolution 2018-09 Setting Forth District Policy for Legal Defense of Board Members and**
97 **Officers** the Parkland Preserve Community Development District.

98

99 **H. Resolution 2018-10 Setting Forth District Travel Reimbursement Policy -**
100 **\$54.05/mile**

101 On a MOTION by Mr. Balanky, SECONDED by Mr. Bataineh, WITH ALL IN FAVOR, the Board
102 adopted **Resolution 2018-10 Setting Forth District Travel Reimbursement Policy - \$54.05/mile** for
103 the Parkland Preserve Community Development District.

104

105 **I. Resolution 2018-11 Setting Forth District Policy on Opportunity to be Heard**
106 **Addressing Public Meetings and Public Comment Period**

107 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
108 adopted **Resolution 2018-11 Setting Forth District Policy on Opportunity to be Heard Addressing**
109 **Public Meetings and Public Comment Period** for the Parkland Preserve Community Development
110 District.

111

112 **J. Resolution 2018-12 Setting Forth District Prompt Payment Policy**

113 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
114 adopted **Resolution 2018-12 Setting Forth District Prompt Payment Policy** for the Parkland Preserve
115 Community Development District.

116

117 **K. Resolution 2018-13 Authorizing the Retention of Interim Engineer**

118 1. Authorization to Issue Request for Qualifications (RFQ) for District Engineering
119 Services and Criteria

120 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
121 adopted **Resolution 2018-13 Authorizing the Retention of Interim Engineer** for the Parkland Preserve
122 Community Development District.

123

124 **L. Resolution 2018-14 Authorizing Chairman to Execute Plats, Permits and**
125 **Conveyances**

126 On a MOTION by Mr. Balanky, SECONDED by Mr. Bataineh, WITH ALL IN FAVOR, the Board
127 adopted **Resolution 2018-14 Authorizing Chairman to Execute Plats, Permits and Conveyances** for
128 the Parkland Preserve Community Development District.

129

130 **M. Consideration of Establishment of Audit Committee**

131 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
132 adopted **Consideration of Establishment of Audit Committee** for the Parkland Preserve Community
133 Development District.

134

135 **N. Consideration of Proposal for District Website Services - \$80/month**

136 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
137 adopted **Consideration of Proposal for District Website Services - \$80/month** for the Parkland
138 Preserve Community Development District.

139

140 **FIFTH ORDER OF BUSINESS – Designation of Meeting and Public Hearing Dates**

141 **A. Resolution 2018-15 Designating Regular Meeting Dates, Time and Location**

142 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
143 adopted **Resolution 2018-15 Designating Regular Meeting Dates, Time and Location with the next**
144 **two scheduled meetings being held at 2:30 p.m. on June 4th, 2018 and August 15th, 2018 with exact**
145 **location to be determined** for the Parkland Preserve Community Development District.

146

147 **B. Resolution 2018-16 Approving Proposed Budget for Fiscal Year 2018 - \$197,339**
148 **(\$543.63/lot) and Setting a Public Hearing Date for Adoption**

149 On a MOTION by Mr. Balanky, SECONDED by Mr. Bataineh, WITH ALL IN FAVOR, the Board
150 adopted **Resolution 2018-16 Approving Proposed Budget for Fiscal Year 2018 - \$197,339**
151 **(\$543.63/lot) and Setting a Public Hearing Date for Adoption** for the Parkland Preserve Community
152 Development District.

153

154 1. Consider Funding Agreement for FY 2018

155 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
156 adopted **Consider Funding Agreement for FY 2018** for the Parkland Preserve Community
157 Development District.

158

159 C. **Resolution 2018-17 Setting Public Hearing on Rules of Procedure**

160 1. Discuss proposed draft rules and notices

161 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
162 adopted **Resolution 2018-17 Setting Public Hearing on Rules of Procedure** for the Parkland Preserve
163 Community Development District.

164

165 D. **Resolution 2018-18 Setting Public Hearing on Uniform Method of Collection**

166 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
167 adopted **Resolution 2018-18 Setting Public Hearing on Uniform Method of Collection** for the
168 Parkland Preserve Community Development District.

169

170 **SIXTH ORDER OF BUSINESS – Banking Matters**

171 A. **Resolution 2018-19 Selecting Qualified Public Depository for District Operating**
172 **Account**

173 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
174 adopted **Resolution 2018-19 Selecting Qualified Public Depository for District Operating Account**
175 for the Parkland Preserve Community Development District.

176

177 B. **Resolution 2018-20 Authorizing Bank Account Signatories**

178 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
179 adopted **Resolution 2018-20 Authorizing Bank Account Signatories – Bank United** for the Parkland
180 Preserve Community Development District.

181

182 C. **Resolution 2018-21 Approving Disbursement of Expenses**

183 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
184 adopted **Resolution 2018-21 Approving Disbursement of Expenses** for the Parkland Preserve
185 Community Development District.

186

187 **D. Funding Request No. 1 - \$20,000**

188 Discussion ensued.

189

190 **SEVENTH ORDER OF BUSINESS – Capital Improvements and Bond Issuance Matters**

191 **A. Consideration of Financing Team Funding Agreement**

192 Discussion ensued.

193 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
194 adopted **Consideration of Financing Team Funding Agreement** for the Parkland Preserve Community
195 Development District.

196

197 **B. Appointing of Financing Team**

198 1. Resolution 2018-22 Appointing Bond Counsel

199 a. Akerman LLP – Bond Counsel Agreement

200 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
201 adopted **Resolution 2018-22 Appointing Bond Counsel** for the Parkland Preserve Community
202 Development District.

203

204 2. Resolution 2018-23 Appointing FMS Bonds for Underwriter Services & G17
205 Disclosure

206 a. Underwriter Services & G17 Disclosure Agreement

207 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
208 adopted **Resolution 2018-23 Appointing FMS Bonds for Underwriter Services & G17 Disclosure** for
209 the Parkland Preserve Community Development District.

210

211 3. Resolution 2018-24 Appointing BNY Mellon as Trustee

212 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
213 adopted **Resolution 2018-24 Appointing BNY Mellon as Trustee** for the Parkland Preserve Community
214 Development District.

215

216 **C. Consideration of Engineer's Report**

217 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
218 adopted **Consideration of Engineer's Report in substantial form subject to any changes by the**
219 **Board** for the Parkland Preserve Community Development District.

220

221 **D. Consideration of Assessment Methodology**

222 Discussion ensued.

223 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
224 adopted **Consideration of Assessment Methodology** for the Parkland Preserve Community
225 Development District.

226

227 **E. Resolution 2018-25 Declaring Special Assessments**

228 Discussion ensued.

229 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
230 adopted **Resolution 2018-25 Declaring Special Assessments** for the Parkland Preserve Community
231 Development District.

232

233 **F. Resolution 2018-26 Authorizing the Issuance of Bonds, Approving Form of**
234 **Indenture and Authorizing the Commencement of Validation Proceedings**

235 Discussion ensued.

236 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
237 adopted **Resolution 2018-26 Authorizing the Issuance of Bonds, Approving Form of Indenture and**
238 **Authorizing the Commencement of Validation Proceedings** for the Parkland Preserve Community
239 Development District.

240

241 **G. Consideration of Construction Related Matters**

242 *This item to be discussed after the meeting.*

243 **H. Florida Valuation – Appraisal Report and Invoice**

244 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balanky, WITH ALL IN FAVOR, the Board
245 adopted **Florida Valuation – Appraisal Report and Invoice** for the Parkland Preserve Community
246 Development District.

247

248 **EIGHTH ORDER OF BUSINESS – Staff Reports**

249 **A. District Counsel**

250 There being none, next item followed.

251 **B. Interim Engineer**

252 Mr. Earlywine presented disclosures and prohibitions for the CDD.

253 C. District Manager

254 There being none, next item followed.

255

256 NINTH ORDER OF BUSINESS – Supervisors Requests and Audience Comments

257 There being none, next item followed.

258 TENTH ORDER OF BUSINESS – Next Meeting Scheduled – June 4, 2018 at 2:30 p.m.

259

260 ELEVENTH ORDER OF BUSINESS – Adjournment

261

262 On a MOTION by Mr. Bataineh, SECONDED by Mr. Balansky, WITH ALL IN FAVOR, the Board
263 adjourned the meeting for the Lakeshore Ranch Community Development District.

264

265 **Each person who decides to appeal any decision made by the Board with respect to any matter*
266 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
267 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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271 Meeting minutes were approved, at a meeting by vote of the Board of Supervisors at a publicly noticed

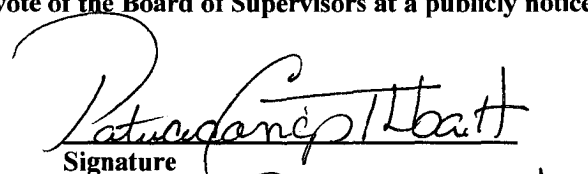
272 meeting held on 06/04/2018.

273 
274 _____
275 Signature

276 Mohammad Bataineh
277 _____
278 Printed Name Chairmen

279 Title: Secretary Assistant Secretary

280



Signature

Patricia Comings Thibault

Printed Name Secretary

Title: Chairman Vice Chairman