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3 **MINUTES OF MEETING**
4 **PARKLAND PRESERVE**
5 **COMMUNITY DEVELOPMENT DISTRICT**

6 The Regular Meeting of the Board of Supervisors of the Parkland Preserve Community
7 Development District was held on Monday, June 4, 2018 at 2:30 p.m. at the Bartram Trail Branch
8 Library, 60 Davis Pond Boulevard, Fruit Cove, Florida 32259 .

9 **FIRST ORDER OF BUSINESS – Roll Call**

10 Mr. Aagaard called the meeting to order.

11
12 Present and constituting a quorum were:

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14
15 Mohammad Bataineh (*after Oath*) Board Supervisor, Vice Chairman
16 Nasrullah Ghafoor (*after Oath*) Board Supervisor, Assistant Secretary
17 Sara Ascha (*after Oath*) Board Supervisor, Assistant Secretary
18

19 Also present were:

20
21 Maik Aagaard Assistant Treasurer
22 Michael McGown Landowner Representative
23 Thomas Inman District Engineer
24 Jere Earlywine District Counsel
25

26 *The following is a summary of the discussions and actions taken at the June 4, 2018 Parkland Preserve*
27 *CDD Board of Supervisors meeting.*
28

29 **SECOND ORDER OF BUSINESS – Audience Comments**

30 Moving on to the second order of business, Mr. Aagaard opened the floor for questions and
31 comments from the audience. There being none, next item followed.

32 **THIRD ORDER OF BUSINESS – Landowners Election Matters**

33 Moving on to the third order of business, Mr. Aagaard opened the floor to discuss landowners
34 election matters. The following agenda items are presented and discussed:

35 A. **Exhibit 1:** Oath of Office for Newly Elected Supervisors

- 36 ➤ **Ms. Sara Ascha** read and signed the Oath of Office.
37 ➤ **Mr. Mohammad Bataineh** read and signed the Oath of Office.
38 ➤ **Mr. Nasrullah Ghafoor** read and signed the Oath of Office.

39 B. Review of Chapter 190 Florida Statutes

40 Mr. Earlywine reviewed chapter 190 of the Florida Statutes and asked for questions.

41 C. Review of Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees

42 Mr. Earlywine reviewed the guide to Sunshine amendment and code of ethics for public officers
43 and employees and asked for questions.

44 D. **Exhibit 2:** Consideration & Approval of **Resolution 2018-27**, Canvassing & Certifying the
45 Results of the Landowners Election

46 Mr. Aagaard presented the results of the **June 4, 2018** Landowners meeting as follows:

- 47 > **Seat #1: Mohammad Bataineh** (4 Year Term) – **268** Votes
- 48 > **Seat #2: Nasrullah Ghafoor** (4 Year Term) – **268** Votes
- 49 > **Seat #3: Sara Ascha** (2 Year Term) – **265** Votes
- 50 > **Seat #4: Allya Maqsood** (2 Year Term) – **265** Votes
- 51 > **Seat #5: VACANT**

52 Mr. Aagard called for a motion to adopt **resolution 2018-27**. MOTION PASSES 3-0.

53 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor WITH ALL IN FAVOR, the Board
54 adopted **Resolution 2018-27** for the Parkland Preserve Community Development District.

55 E. **Exhibit 3: Consideration & Approval of Resolution 2018-28, A Designation of Officers**

56 Mr. Aagard requested nominations from the Board to appoint a chair, vice chairman, and assistant
57 secretaries. Nominations are as follows:

- 58 > **Chairman:** Mohammad Bataineh
59 **Nominated by:** 1) Nasrullah Ghafoor, 2) Sara Ascha
- 60 > **Vice Chairman:** Nasrullah Ghafoor
61 **Nominated by:** 1) Mohammad Bataineh, 2) Sara Ascha
- 62 > **Assistant Secretary:** Sara Ascha
63 **Nominated by:** 1) Mohammad Bataineh, 2) Nasrullah Ghafoor
- 64 > **Assistant Secretary:** Allya Maqsood
65 **Nominated by:** 1) Mohammad Bataineh, 2) Nasrullah Ghafoor

66 Mr. Aagard called for a motion to adopt **resolution 2018-28**. MOTION PASSES 3-0.

67 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
68 adopted **Resolution 2018-27**, appointing the Officers of the District as follows: **Mr. Bataineh** to serve
69 as Chairman, **Mr. Ghafoor** to serve as Vice Chairman, and **Ms. Ascha** and **Ms. Maqsood** to serve as
70 Assistant Secretaries; District staffing as follows: **Ms. Comings-Thibault** as District Secretary and
71 Treasurer, **Mr. Aagaard** as Assistant Treasurer; and **Ms. Johns** as Assistant Secretary for the Parkland
72 Preserve Community Development District.

73 **FOURTH ORDER OF BUSINESS – Administrative Items**

74 Moving on to the fourth order of business, Mr. Aagaard opened the floor to discuss administrative
75 matters. Mr. Aagaard presented Exhibit 4 and asked for questions or corrections. There being none, Mr.
76 Aagaard called for a motion to approve the administrative items. MOTION PASSES 3-0.

77 A. **Exhibit 4: Approval of the Minutes from the April 16, 2018 Meeting Minutes**

78 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor WITH ALL IN FAVOR, the Board
79 approved the **April 16, 2018** minutes for the Parkland Preserve Community Development District.

80 **FIFTH ORDER OF BUSINESS – Public Hearing Regarding the Fiscal Year 2017/2018 Budget**

81 Moving on to the fifth order of business, Mr. Aagaard called for a motion to open the public
82 hearing and presented the **FY 2017/2018** budget as the topic of discussion. The public hearing occurred as
83 follows:

84 A. **Open the Public Hearing**

85 B. **Exhibit 5: Presentation of the FY 2017/2018 Budget**

86 C. Public Comment

87 D. Close the Public Hearing

88 E. **Exhibit 6:** Consideration & Approval of **Resolution 2018-29**, Annual Appropriation Resolution
89 Adopting the Fiscal Year 2017/2018 Budget

90 Mr. Aagaard called for a motion to adopt **Resolution 2018-29**. MOTION PASSES 3-0.

91 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor WITH ALL IN FAVOR, the Board
92 accepted **Resolution 2018-29** for the Parkland Preserve Community Development District.

93 **SIXTH ORDER OF BUSINESS – Exhibit 7: Presentation of the FY 2018/2019 Budget and**
94 **Consideration & Approval of Resolution 2018-30, Approving the FY 2018/2019 and Setting the**
95 **Public Hearing Date**

96 Moving on to the sixth order of business, Mr. Aagaard opened the floor to discuss the **FY**
97 **2018/2019** budget and presented **Resolution 2018-30** for consideration and approval and asked to set the
98 public hearing date. Exhibit 8 is presented and discussed. Mr. Aagaard called for a motion to adopt
99 **Resolution 2018-30**. MOTION PASSES 3-0.

100 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor WITH ALL IN FAVOR, the Board
101 adopted **Resolution 2018-30**, setting the public hearing to be held on **August 15, 2018 at 2:30 p.m. at**
102 **the Bartram Trail Branch Library at 60 Davis Pond Boulevard, St. Johns, Florida 32259 (subject**
103 **to room availability)** for the Parkland Preserve Community Development District.

104 A. **Exhibit 8:** Consideration of Funding Agreement for **FY 2019**

105 Mr. Aagaard called for a motion to approve the funding agreement. MOTION PASSES 3-0.

106 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor WITH ALL IN FAVOR, the Board
107 approved the funding agreement for **FY 2019** for the Parkland Preserve Community Development
108 District.

109 **SEVENTH ORDER OF BUSINESS – Public Hearing Regarding the District’s Intent to Use the**
110 **Uniform Method of Collecting Assessments as Imposed by the District**

111 Moving on to the seventh order of business, Mr. Aagaard called for a motion to open the public
112 hearing and presented the uniform method of collection as a topic of discussion. The public hearing
113 occurred as follows:

114 A. Open the Public Hearing

115 B. Review & Discussion Regarding the Uniform Method of Collection

116 Mr. Aagaard explained the uniform method of collection.

117 C. Public Comment

118 D. Close the Public Hearing

119 E. **Exhibit 9:** Consideration & Approval of Resolution 2018-31, Adopting the Uniform Method of
120 Collecting Assessments as Imposed by the District

121 Mr. Aagaard called for a motion to adopt **Resolution 2018-31**. MOTION PASSES 3-0.

122 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor WITH ALL IN FAVOR, the Board
123 adopted **Resolution 2018-31** for the Parkland Preserve Community Development District.

124 **EIGHTH ORDER OF BUSINESS – Public Hearing on Rules of Procedure**

125 Moving on to the eighth order of business, Mr. Aagaard called for a motion to open the public
126 hearing and presented the rules of procedure as a topic of discussion. The public hearing occurred as
127 follows:

128 A. Open the Public Hearing

129 B. Presentation of the Rules of Procedure

130 Mr. Aagaard explained the rules of procedure.

131 C. Public Comment

132 D. Close the Public Hearing

133 E. **Exhibit 10: Consideration & Approval of Resolution 2018-32, Adopting the Rules of Procedure**
134 **for the Parkland Preserve Community Development District**

135 Mr. Aagaard called for a motion to adopt **Resolution 2018-32. MOTION PASSES 3-0.**

136 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor WITH ALL IN FAVOR, the Board
137 adopted **Resolution 2018-32** for the Parkland Preserve Community Development District.

138 **NINTH ORDER OF BUSINESS – Consideration of Statements of Qualification in Response to**
139 **Engineer RFQ**

140 Moving on to the ninth order of business, Mr. Aagaard presented the statements of qualification
141 in response to the engineer RFQ for consideration and asked for questions or corrections. **This item is**
142 **tabled until the August meeting. The following agenda items will be presented and discussed:**

143 A. Ranking of Statements (*to be distributed*)

144 B. Authorization to Negotiate

145 C. **Exhibit 11: Approval of Form of Agreement**

146 **TENTH ORDER OF BUSINESS – Update Regarding Bond Financing Related Matters**

147 Moving on to the tenth order of business, Mr. Aagaard opened the floor to discuss the update on
148 bond financing related matters and asked for questions or corrections. Discussion ensued. Mr. Earlywine
149 stated that the bond validation hearing is scheduled for June 12, 2018. Mr. Aagaard presented and
150 explained the Master Special Assessment Methodology Report and called for a motion to approve the
151 report. MOTION PASSES 3-0.

152 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor WITH ALL IN FAVOR, the Board
153 approved the master special assessment methodology report for the Parkland Preserve Community
154 Development District.

155 **ELEVENTH ORDER OF BUSINESS – Exhibit 12: Consideration of Engineers Report**

156 Moving on to the eleventh order of business, Mr. Aagaard presented Exhibit 12 for consideration
157 and asked for questions or corrections. Discussion ensued. Mr. Aagaard called for a motion to adopt the
158 engineer's report. MOTION PASSES 3-0.

159 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor WITH ALL IN FAVOR, the Board
160 adopted the engineers report for the Parkland Preserve Community Development District.

TWELFTH ORDER OF BUSINESS – Exhibit 13: Consideration & Acceptance of Resolution 2018-33, Re-Setting Debt Assessment Hearing

163 Moving on to the twelfth order of business, Mr. Aagaard presented Exhibit 13 for consideration
164 and asked for questions or corrections. Discussion ensued. Mr. Aagaard called for a motion to reschedule
165 the debt assessment hearing. MOTION PASSES 3-0.

166 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor WITH ALL IN FAVOR, the Board
167 approved re-setting the debt assessment hearing to be held on **August 15, 2018 at 2:30 p.m. at the**
168 **Bartram Trail Branch Library at 60 Davis Pond Boulevard, St. Johns, Florida 32259** for the
169 Parkland Preserve Community Development District.

THIRTEENTH ORDER OF BUSINESS – Staff Reports

171 Moving on to the thirteenth order of business, Mr. Aagaard opened the floor to discuss the reports
172 from the district staff. There being none, next item followed.

173 A. District Manager

174 B. District Attorney

175 C. District Engineer

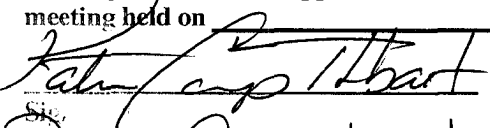
FOURTEENTH ORDER OF BUSINESS – Adjournment

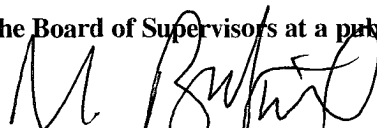
177 Moving on to the fourteenth order of business, Mr. Aagaard called for a motion to adjourn the
178 meeting. MOTION PASSES 3-0.

179 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor WITH ALL IN FAVOR, the Board
180 adjourned the meeting for the Parkland Preserve Community Development District.

181
182 **Each person who decides to appeal any decision made by the Board with respect to any matter*
183 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
184 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
185

186 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
187 meeting held on

188 
189 _____
190 *Patricia Smyth*
191 _____
192 Printed Name
193 Title: Secretary Assistant Secretary



Signature
Mohammad Bataineh

Printed Name
Title: Chairman Vice Chairman