

1 **MINUTES OF MEETING**  
2 **PARKLAND PRESERVE**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 The Regular Meeting of the Board of Supervisors of the Parkland Preserve Community  
6 Development District was held on Wednesday, May 29, 2019 at 4:30 p.m. at Southeast Public Library,  
7 6670 US Highway 1 South, Saint Augustine, Florida 32086.

8  
9 **FIRST ORDER OF BUSINESS – Roll Call**

10 Ms. Comings-Thibault called the meeting to order and conducted roll call.

11 Present and constituting a quorum were:

12	Mohammad Bataineh	Board Supervisor, Chairman
13	Nasrullah Ghafoor	Board Supervisor, Vice Chairman
14	Sara Ascha	Board Supervisor, Assistant Secretary

15 Also present were:

16	Patricia Comings-Thibault	District Manager, DPFM Management & Consulting LLC
17	Jere Earlywine	District Attorney, Hopping Green & Sams
18	Bill Schilling	District Engineer, Kimley-Horn & Associates
19	Tom Radicioni	BNY Mellon
20	Peter Dame	Bond Counsel

21  
22 *The following is a summary of the discussions and actions taken at the May 29, 2019 Parkland Preserve*  
23 *CDD Board of Supervisors Regular Meeting.*

24  
25 **SECOND ORDER OF BUSINESS – Audience Comments**

26 There being none, the next item followed.

27 **THIRD ORDER OF BUSINESS – Administrative Items**

28 A. Exhibit 1: Approval of Minutes of the September 2018 Meeting Minutes

29 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
30 approved the Minutes of the Board of Supervisors Regular Meeting held on September 24, 2018 for the  
31 Parkland Preserve Community Development District.

32 B. Exhibit 2: Consideration of April 2019 Unaudited Financial Statements

33 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
34 accepted the April 2019 Unaudited Financial Statement for the Parkland Preserve Community  
35 Development District.

36 **FOURTH ORDER OF BUSINESS – Business Matters**

37 A. Consideration of Matters Regarding Bond Financing & Debt Assessments

38 ➤ Exhibit 3: Presentation of Final Bond Pricing

- 39           ➤ Exhibit 4: Presentation of Revised Engineer's Report
- 40           ➤ Exhibit 5: Presentation of Revised Supplemental Assessment Report
- 41           ➤ Exhibit 6: Consideration of Resolution 2019-01, Supplemental Assessment Resolution

42           On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
43           adopted Resolution 2019-01 Supplemental Assessment Resolution for the Parkland Preserve Community  
44           Development District.

- 45           ➤ Exhibit 7: Consideration of Issuer's Counsel Agreement
  - 46           a. Completion Agreement
  - 47           b. Collateral Assignment Agreement
  - 48           c. True-Agreement
  - 49           d. Declaration of Consent
  - 50           e. Notice of Special Assessments
  - 51           f. Disclosure of Public Finance
  - 52           g. Boundary Amendment Agreement

53           On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
54           approved the Issuer's Counsel Agreement for the Parkland Preserve Community Development District.

55           **FIFTH ORDER OF BUSINESS – Consideration of Construction Related Items**

- 56           A. Exhibit 8: Consideration of Resolution 2019-02, Authorizing Direct Purchases

57           On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
58           adopted Resolution 2019-02 Authorizing Direct Purchases for the Parkland Preserve Community  
59           Development District.

- 60           ➤ Exhibit 9: Acquisition Agreement

61           On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
62           approved the Acquisition Agreement for the Parkland Preserve Community Development District.

- 63           ➤ Exhibit 10: Construction Easement

64           On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
65           approved the Construction Easement for the Parkland Preserve Community Development District.

- 66           ➤ Acquisition of Work Product
  - 67           ❖ Authorization for Related Requisition

68           On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
69           authorized staff preparation of documents comprising of the acquisition of work product and authorized  
70           the requisition of work product in an amount not to exceed \$300,000.00 for the Parkland Preserve  
71           Community Development District.

- 72           ➤ Assignment of Site Work Contract

73 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
74 approved, in substantial form, the Assignment of Site Work Contract for the Parkland Preserve  
75 Community Development District.

76 ➤ Exhibit 11: Consideration of Cost Share Agreement

77 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
78 approved, in substantial form, the Cost Share Agreement for the Parkland Preserve Community  
79 Development District.

80 ➤ Exhibit 12: HOA/CDD Maintenance Agreement

81 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
82 approved, in substantial form, the HOA/CDD Maintenance Agreement for the Parkland Preserve  
83 Community Development District.

84 **SIXTH ORDER OF BUSINESS – Other Business Matters**

85 A. Exhibit 13: Consideration of Resolution 2019-03, Approving the FY 2020 Budget & Setting the  
86 Public Hearing

87 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
88 adopted Resolution 2019-03 Approving the FY 2020 Budget & Setting the Public Hearing for August 26,  
89 2019 for the Parkland Preserve Community Development District.

90 B. Exhibit 14: Consideration of Resolution 2019-04, Authorizing the Boundary Amendment Petition

91 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
92 adopted Resolution 2019-04 Authorizing the Boundary Amendment for the Parkland Preserve  
93 Community Development District.

94 **SEVENTH ORDER OF BUSINESS – Staff Reports**

95 A. District Manager

96 There being none, the next item followed.

97 B. District Attorney

98 There being none, the next item followed.

99 C. District Engineer

100 Mr. Schilling reported that construction has begun.

101 **EIGHTH ORDER OF BUSINESS – Adjournment**

102 Ms. Comings-Thibault asked for final questions, comments, or corrections before adjourning the  
103 meeting. There being none, Mr. Bataineh made a motion to adjourn the meeting.

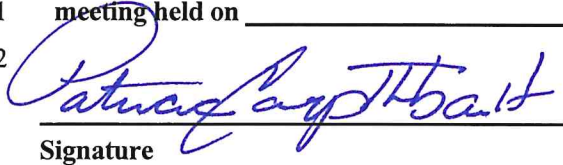
104 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
105 adjourned the meeting for the Parkland Preserve Community Development District.


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

109

110 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
111 meeting held on \_\_\_\_\_.

112

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Signature

113

Patricia Thibault

\_\_\_\_\_  
Printed Name

Mohammad Bakir

\_\_\_\_\_  
Printed Name

114

115 Title:  Secretary     Assistant Secretary

Title:  Chairman     Vice Chairman