

1 **MINUTES OF MEETING**

2 **PARKLAND PRESERVE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Parkland Preserve Community  
5 Development District was held on Monday, November 25, 2019 at 4:30 p.m. at Bartram Trail Branch  
6 Library, 60 Davis Pond Boulevard, Fruit Cove, Florida 32259.

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

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mohammad Bataineh	Board Supervisor, Chairman
11	Nasrullah Ghafoor	Board Supervisor, Vice Chairman
12	Sara Ascha	Board Supervisor, Assistant Secretary

13 Also present were:

14	Patricia Thibault	District Manager, DPGF Management & Consulting LLC
15	Sarah Warren	District Counsel, Hopping Green & Sams
16	Bill Schilling	District Engineer, Kimley-Horn & Associates

17 *The following is a summary of the discussions and actions taken at the November 25, 2019 Parkland*  
18 *Preserve CDD Board of Supervisors Regular Meeting.*

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

20 There being none, the next item followed.

21 **THIRD ORDER OF BUSINESS – Administration Items**

22 A. Exhibit 1 – Consideration for Approval – The Minutes of the Board of Supervisors Regular  
23 Meeting Held August 26, 2019

24 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the  
25 Board approved the Minutes of the Board of Supervisors Regular Meeting held on August 26, 2019 for  
26 the Parkland Preserve Community Development District.

27 B. Exhibit 2 – Consideration for Acceptance – The October 2019 Unaudited Financial Report

28 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the  
29 Board accepted the October 2019 Unaudited Financial Report for the Parkland Preserve Community  
30 Development District.

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

32 A. Exhibit 3 – Consideration & Acceptance of **Resolution 2020-01**, Amending FY 2020 Meeting  
33 Schedule

34 Ms. Thibault noted that this Resolution amended the FY 2020 meeting location on the established  
35 schedule, as library construction has been completed.

36 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the  
37 Board adopted **Resolution 2020-01**, Amending FY 2020 Meeting Schedule, for the Parkland Preserve  
38 Community Development District.

39 B. Exhibit 4 – Discussion of Memorandum – Updated Provisions of the District’s Rules of  
40 Procedure

41 Ms. Warren noted changes to the Public Records Statute, updates to the process for notifying  
42 competing proposals, and extended contract term limits.

43 C. Exhibit 5 – Consideration & Approval of **Resolution 2020-02**, Setting Public Hearing for 2019  
44 Rules of Procedure for January 20, 2020

45 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the  
46 Board adopted **Resolution 2020-02**, Setting Public Hearing for 2019 Rules of Procedure for January 20,  
47 2020, for the Parkland Preserve Community Development District.

48 D. Exhibit 6 – Consideration & Approval of **Resolution 2020-03**, Authorizing Boundary  
49 Amendment

50 Ms. Sandy noted that this was a prerequisite for moving forward and enacting the boundary  
51 amendment, and that the Board could opt not to, though funds in escrow would be subject to  
52 forfeit. Discussion ensued.

53 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the  
54 Board adopted **Resolution 2020-03**, Authorizing the Boundary Amendment for the Parkland Preserve  
55 Community Development District.

56 E. Review & Approval of Junior Davis Construction Contract Change Orders

57 Mr. Schilling noted that Change Order #1 had been approved.

58 Mr. Schilling gave a brief overview of Change Order #2. Discussion ensued.

59 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the  
60 Board approved the Junior Davis Construction Contract Change Order #2, with a net deduction not to be  
61 less than the amount of (\$126,421.04), for the Parkland Preserve Community Development District.

62 Mr. Schilling stated that Change Order #3 entailed County requirements for lift station  
63 improvements. Discussion ensued.

64 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the  
65 Board approved the Junior Davis Construction Contract Change Order #3, increasing in the amount of  
66 \$139,021.00, for the Parkland Preserve Community Development District.

67 Mr. Schilling noted that Change Order #4 stemmed from invoking the CDD’s sales tax exempt  
68 status in purchasing construction materials as needed for the full project. Discussion ensued.

69 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the  
70 Board approved the Junior Davis Construction Contract Change Order #4, deducting the tentative amount  
71 of \$113,149.28, with the finalized value to be ratified at the January regular meeting, for the Parkland  
72 Preserve Community Development District.

73 F. Review & Approval of the subdivision Phase 1 Landscaping Contract

74 Mr. Schilling informed the Board that an agreement with Gardens South Jax, Inc. had been  
75 reached in the finalized amount of \$134,795.00.

76 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the  
77 Board approved MGMB, through its authorized representatives, to negotiate and execute a contract with  
78 Gardens South Jax, Inc., for an amount not to exceed \$140,000.00, for the Parkland Preserve Community  
79 Development District.

80 G. Consideration of Kimley-Horn & Associates Contract Amendment

81 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the  
82 Board approved Chase Properties to negotiate an amendment to the Engineers Contract with Kimley-  
83 Horn & Associates, for ultimate approval by the Chair, for the Parkland Preserve Community  
84 Development District.

85 **FIFTH ORDER OF BUSINESS – Staff Reports**

86 A. District Manager

87 Ms. Thibault noted that the meeting scheduled for December 23, 2019 was cancelled, establishing  
88 the next scheduled meeting date for January 20, 2020.

89 B. District Counsel

90 There being none, the next item followed.

91 C. District Engineer

92 Mr. Schilling encouraged the Supervisors to view the progress on the development site in-person.  
93 Mr. Bataineh requested updated aerials.

94 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

95 There being none, the next item followed.

96 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business**

97 There being none, the next item followed.

98 **EIGHTH ORDER OF BUSINESS – Adjournment**

99 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to  
100 adjourn the meeting. There being none, Mr. Bataineh made a motion to adjourn the meeting.

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

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

Regular Meeting

Page 4 of 4

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

108

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

109

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

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

110

111 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman