

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, February 3, 2020 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	Jere Earlywine <i>(via phone)</i>	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 February 3, 2020 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 November 25, 2019

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

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

28 Mr. Bataineh requested a copy of the debt assessments for website review.

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

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

33 A. Exhibit 3 – Consideration and Adoption of **Resolution 2020-04**, Resetting Public Hearing for  
34 Rules of Procedure

35 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
36 adopted **Resolution 2020-04**, Resetting Public Hearing for Rules of Procedure for February 3, 2020, for  
37 the Parkland Preserve Community Development District.

38           **B. 2019 Rules of Procedure Public Hearing**

39                   ➤ Open the Public Hearing

40           On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
41           approved the opening of the Public Hearing on 2019 Rules of Procedure, for the Parkland Preserve  
42           Community Development District.

43                   ➤ Public Comments

44                   Mr. Earlywine outlined the various updates to the rules of procedure, noting changes to  
45                   the requirements for inclusion in meeting agendas, flexibility in Board decision  
46                   procedure, expansion of shade session rules to allow for fire safety and security  
47                   discussion, internal controls, and durations for contract renewals.

48                   ➤ Close the Public Hearing

49           On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
50           approved the closure of the Public Hearing on 2019 Rules of Procedure, for the Parkland Preserve  
51           Community Development District.

52           **C. Exhibit 4 – Consideration and Adoption of Resolution 2020-05, Rules of Procedure**

53           On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
54           adopted **Resolution 2020-05**, setting Rules of Procedure for the Parkland Preserve Community  
55           Development District.

56           **D. Exhibit 5 – Consideration of Construction Change Orders #5 - #9**

57                   Ms. Thibault gave an overview of the various deducts for materials.

58           On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board  
59           approved Construction Change Orders #5 through #9, for the Parkland Preserve Community  
60           Development District.

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

62           A. District Manager

63                   There being none, the next item followed.

64           B. District Counsel

65                   Mr. Earlywine stated that he would be on leave for about six months beginning on April 1, 2020,  
66                   naming two other attorneys at Hopping Green & Sams familiar to the District that would be  
67                   covering.

68           C. District Engineer

69                   Mr. Schilling provided an update on the status of the acceptance of Phase 1 by St. Johns County,  
70                   noting that the Environmental reviewer had completed review and comments, and that the District  
71                   was at this point resolving two open comments from the Utilities Department.

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

73                   There being none, the next item followed.

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

75 There being none, the next item followed.

76 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

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

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

84


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

87 

Signature



Signature

88 

Printed Name



Printed Name

89  
90 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman