

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, October 26, 2020 at 4:30 p.m. via Zoom Conference Call.

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

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

8 Present and constituting a quorum were:

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

12 Also present were:

13	Patricia Thibault	District Manager, DPGF Management & Consulting
14	Jackie Leger	DPGF Management & Consulting
15	Jere Earlywine	District Counsel, Hopping Green & Sams
16	Bill Schilling	District Engineer, Kimley-Horn & Associates
17	Michael Balanky	Chase Properties

18 *The following is a summary of the discussions and actions taken at the October 26, 2020 Parkland Preserve*
19 *CDD Board of Supervisors Regular Meeting.*

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

21 There being none, the next item followed.

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

23 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
24 Held August 17, 2020

25 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
26 approved the Minutes of the Board of Supervisors Regular Meeting held on August 17, 2020 for the
27 Parkland Preserve Community Development District.

28 B. Exhibit 2: Consideration for Acceptance – The September 2020 Unaudited Financial Report

29 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
30 accepted the September 2020 Unaudited Financial Report for the Parkland Preserve Community
31 Development District.

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

33 A. Exhibit 3: Consideration of Alpha Dog Security Camera Proposal - \$10,975.00

34 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
35 approved the Alpha Dog Security Camera Proposal, in the amount of \$10,975.00, for the Parkland Preserve
36 Community Development District.

37 B. Amenity Rules Public Hearing

38 ➤ Open the Public Hearing

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

42 ➤ Exhibit 4: Presentation of Amenity Rules

43 Mr. Earlywine clarified that changes to rates in the amenity rules required a public hearing
44 process, but changes to other sections of the rules could be made without a public hearing.

45 ➤ Public Comments

46 There being none, the next item followed.

47 ➤ Close the Public Hearing

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

51 C. Exhibit 5: Consideration & Adoption of **Resolution 2021-01**, Adopting Amenity Rules

52 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted
53 **Resolution 2021-01**, Adopting Amenity Rules for the Parkland Preserve Community Development
54 District.

55 D. Exhibit 6: Consideration & Adoption of **Resolution 2021-02**, Resetting Landowners Election

56 Ms. Thibault stated that the Resolution would reset the Landowners Election to November 16 at
57 the District's amenity center. Mr. Balanky stated that he did not believe the center would be
58 completed prior to December 1. Mr. Earlywine advised that the election could be conducted by
59 proxy and signed on-site with no issue.

60 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted
61 **Resolution 2021-02**, Resetting Landowners Election to November 16 at the District Amenity Center for
62 the Parkland Preserve Community Development District.

63 E. Exhibit 7: Consideration & Adoption of **Resolution 2021-03**, Amending FY 2021 Meeting
64 Schedule

65 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted
66 **Resolution 2021-03**, Amending FY 2021 Meeting Schedule for the Parkland Preserve Community
67 Development District.

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

69 A. District Manager

70 Ms. Thibault stated that District Management would continue to monitor the Governor's Office for
71 any extensions to the Executive Order allowing for telephonic meetings.

72 B. District Counsel

73 There being none, the next item followed.

74 C. District Engineer

75 Mr. Schilling gave updates on work with Jr. Davis in phases 2-4.

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

77 Mr. Ghafoor expressed concerns with voting in-person if hospitals experienced a surge in COVID-
78 19 patients, and Ms. Thibault explained the proxy election process for November. Mr. Earlywine
79 asked whether ballots for the election had been prepared and distributed, which Ms. Leger
80 confirmed.

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

82 There being none, the next item followed.

83 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

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

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

91 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
92 **meeting held on _____.**

93

Signature

Signature

Printed Name

Printed Name

94 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman