

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 15, 2021 at 4:30 p.m. at Parkland Preserve Amenity
6 Center, 835 Parkland Trail, St. Augustine, FL 32095, with Zoom Conference Call Available.

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
15	Jackie Leger <i>(via phone)</i>	DPGF Management & Consulting
16	Jere Earlywine <i>(via phone)</i>	District Counsel, Hopping Green & Sams
17	Bill Schilling	District Engineer, Kimley-Horn & Associates
18	Michael Balanky <i>(via phone)</i>	Chase Properties

19 *The following is a summary of the discussions and actions taken at the February 15, 2021 Parkland*
20 *Preserve CDD Board of Supervisors Regular Meeting.*

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

22 An audience member asked about opening dates, and Ms. Thibault advised that the Certificate of
23 Occupancy was up to the County.

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

25 A. Seat 3 – Sara Ascha

26 B. Seat 4 – Allya Maqsood

27 C. Seat 5 – Vacant

28 D. Exhibit 1: Oath of Office

29 Ms. Thibault advised that Ms. Ascha had signed her Oath of Office.

30 E. Exhibit 2: Form 1

31 F. Exhibit 3: Consideration & Adoption of **Resolution 2021-04**, Certifying Landowner Election
32 Results

33 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted
34 **Resolution 2021-04**, Certifying Landowner Election Results for the Parkland Preserve Community
35 Development District.

36 G. Exhibit 4: Consideration & Adoption of **Resolution 2021-05**, Designating Officers

37 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
38 approved the designation of Mr. Bataineh as Chair of the Board of Supervisors for the Parkland Preserve
39 Community Development District.

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41 On a MOTION by Mr. Ghafoor, SECONDED by Ms. Ascha, WITH ALL IN FAVOR, the Board approved
42 the designation of Mr. Ghafoor as Vice Chair of the Board of Supervisors for the Parkland Preserve
43 Community Development District.

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45 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted
46 **Resolution 2021-05**, Designating Officers for the Parkland Preserve Community Development District.

47 H. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
48 Held October 26, 2020

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

52 I. Exhibit 6: Consideration for Acceptance – The January 2021 Unaudited Financial Report

53 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
54 accepted the January 2021 Unaudited Financial Report for the Parkland Preserve Community Development
55 District.

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

57 A. Exhibit 7: Presentation of E-Verify Memo

58 Ms. Thibault gave an overview of the E-Verify program, stating that it did not put a burden on the
59 District to specifically validate E-Verify, but that the District would accept contractors'
60 memorandums of understanding of E-Verify enrollment in good faith.

61 B. Exhibit 8: Presentation & Consideration of E-Verify Memorandum for Employers

62 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
63 approved registration with E-Verify and delegated to the Secretary the authority to complete the registration
64 and execute the E-Verify Memorandum of Understanding, for the Parkland Preserve Community
65 Development District.

66 C. Exhibit 9: Consideration of Addendum to Alpha Dog Standard Fire Alarm Agreement

67 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
68 approved the Addendum to the Alpha Dog Standard Fire Alarm Agreement for the Parkland Preserve
69 Community Development District.

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72 D. Exhibit 10: Consideration of Special Warranty Deed with Grant of Easements

73 Mr. Earlywine advised that each phase’s completion involved a deed conveying common property
74 over to the CDD. Mr. Earlywine noted that a reservation of easement was present in order for the
75 developer to perform any necessary related maintenance.

76 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
77 approved the Special Warranty Deed with Grant of Easements, authorizing the Chair to sign, for the
78 Parkland Preserve Community Development District.

79 E. Exhibit 11: Consideration of Yellowstone 1st Amendment to Landscaping Agreement

80 Ms. Thibault stated that the amendment included additional mowing along pond banks per the
81 updated maintenance map included.

82 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
83 approved the Yellowstone 1st Amendment to Landscaping Agreement, for the Parkland Preserve
84 Community Development District.

85 F. Exhibit 12: Consideration of First Coast Contract Maintenance Service Agreement for Janitorial,
86 Common Area, and Pool Maintenance Services

87 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
88 approved the First Coast Contract Maintenance Service Agreement for Janitorial, Common Area, and Pool
89 Maintenance Services, for the Parkland Preserve Community Development District.

90 **FIFTH ORDER OF BUSINESS – Consent Agenda**

91 A. Exhibit 13: Ratification of Yellowstone Annual Install Proposal - \$696.59

92 B. Exhibit 14: Ratification of Yellowstone Addendums

93 ➤ Amenity Addendum - \$932.50/ Monthly

94 ➤ Lake Bank Addendum - \$317.50/ Monthly

95 C. Exhibit 15: Ratification of Avantguard Fire Alarm Contract

96 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
97 approved the ratification of all items of the Consent Agenda for the Parkland Preserve Community
98 Development District.

99 **SIXTH ORDER OF BUSINESS – Staff Reports**

100 A. District Manager

101 There being none, the next item followed.

102 B. District Counsel

103 There being none, the next item followed.

104 C. District Engineer

105 Mr. Schilling made a comment related to D.R. Horton walkthroughs.

106

107 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

108 There being none, the next item followed.

109 **EIGHTH ORDER OF BUSINESS – Audience Comments - New Business**

110 An audience member asked about dog waste stations and possible bifurcation of the dog park. Ms.
111 Thibault advised that the District would be installing 10 dog waste stations, with pickup to be
112 handled by the HOA, and that bifurcation was not currently under consideration. The audience
113 member additionally asked about Osprey Landing Lane streetlights, and Mr. Balanky advised that
114 the lights would eventually be installed, but was pending completion of the houses in the area to
115 avoid interfering with construction. The audience member additionally commented on garbage in
116 the community, and Ms. Thibault advised that she would reach out to the developer and the
117 landscapers to address and remove any trash seen.

118 In response to an audience comment about regular meetings, Ms. Thibault advised as to meeting
119 structures and opportunities for resident input for the District. The resident additionally asked about
120 the vacancy on the Board and resident representation, and Ms. Thibault advised that it would be up
121 to the seated Board to make any appointment they deemed necessary. Mr. Earlywine additionally
122 advised that the Board was still in its landowner phase, as Districts typically transitioned into
123 resident control following six years and 250 registered voters residing in the District.

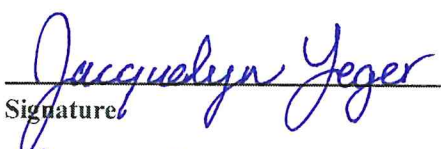
124 **NINTH ORDER OF BUSINESS – Adjournment**

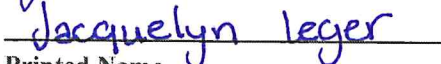
125 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
126 adjourn the meeting. There being none, Mr. Bataineh made a motion to adjourn the meeting.

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

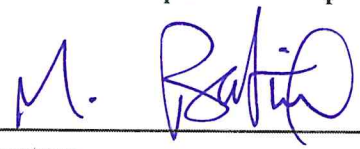
129 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
130 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
131 *including the testimony and evidence upon which such appeal is to be based.*


132 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
133 **meeting held on May 17, 2021.**

134


Signature


Printed Name



Signature


Printed Name

135 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman