

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, May 17, 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	Jere Earlywine	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 May 17, 2021 Parkland Preserve*
18 *CDD Board of Supervisors Regular Meeting.*

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

20 An audience member asked about installing signs for the gate advising as to where cars should stop.

21 An audience member requested the installation of alligator caution signage.

22 An audience member advised as to issues with the streetlight at the end of Osprey Landing Lane.

23 An audience member asked whether the area behind the cow gate was being mowed by
24 Yellowstone, expressing concerns about overgrowth. Ms. Thibault encouraged residents to contact
25 her with any mowing concerns at any time.

26 An audience member asked whether the pool at the amenity center was heated, and Ms. Thibault
27 stated that it was not. The audience member asked about what the CDD covered, and Ms. Thibault
28 clarified that the District primarily oversaw infrastructure and landscaping throughout the
29 community.

30 An audience member commented on amenity procedures, and expressed concerns with the standing
31 water along the fence line on Osprey Landing Lane. Ms. Thibault advised that the District Engineer
32 was present and would take these concerns into account.

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

34 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
35 Held February 15, 2021

36 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
37 approved the Minutes of the Board of Supervisors Regular Meeting held on February 15, 2021, for the
38 Parkland Preserve Community Development District.

40 B. Consideration for Acceptance – The April 2021 Unaudited Financial Report

41 Ms. Thibault advised that the financial report was on hold, pending completion of the audit.

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

43 A. Exhibit 2: Presentation of St. Johns County Number of Qualified Electors – F.S. 190.006 – 44

44 B. Presentation of Proposed FY 2022 Budget

45 Ms. Thibault advised that the proposed FY 2022 budget did not consider any increase to
46 assessments.

47 C. Exhibit 3: Consideration & Adoption of **Resolution 2021-06**, Approving Proposed FY 2022
48 Budget & Setting Public Hearing

49 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted
50 **Resolution 2021-06**, Approving Proposed FY 2022 Budget & Setting Public Hearing for August 16, 2021,
51 for the Parkland Preserve Community Development District.

52 D. Discussion to Add Grills at Amenity Center

53 Ms. Thibault noted that the District’s insurance representative had recommended against installing
54 grills within the pool area. The Board directed staff to explore pool grills and summer kitchens
55 outside of the pool area, consulting with the District’s insurance carrier.

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

57 A. Exhibit 4: Ratification of Memorandum of Understanding – St. Johns County Property Appraiser

58 B. Exhibit 5: Ratification of Jr. Davis Change Order #15

59 C. Exhibit 6: Ratification of Contact One 3-Month Agreement - \$45.00/ Monthly

60 D. Exhibit 7: Ratification of Waste Pro Dumpster Proposal

61 E. Exhibit 8: Ratification of First Coast Pool Maintenance Proposal - \$3,830.07

62 F. Exhibit 9: Ratification of Yellowstone Proposals

63 ➤ Bush Hog Pond - \$220.00

64 ➤ Haul Road Pond Landscape Install - \$14,453.40

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

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

69 A. District Manager

70 Ms. Thibault advised that she had been notified by D.R. Horton that they wished to fill the fifth
71 seat available on the Board of Supervisors, and asked for a motion.

72 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
73 approved appointing a representative from D.R. Horton to the Board of Supervisors, pending final approval
74 by the Chair, for the Parkland Preserve Community Development District.

75 B. District Counsel

76 Mr. Earlywine stated that he had nothing to report for this meeting, though noted that the firm was
77 working on items related to project completion, to be brought before the Board later in the year.

78 C. District Engineer

79 Mr. Schilling stated that the District was working with Junior Davis for the final phases of the
80 construction portion of the project.

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

82 There being none, the next item followed.

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

84 An audience member asked about the budget process, and Ms. Thibault advised that the budget
85 was preliminary and high watermark, meaning that it could not be increased. Ms. Thibault indicated
86 that neither the Board nor the developer were considering any budget increase, and that in order to
87 increase the budget at this point the Board would need to hold another meeting. Ms. Thibault noted
88 that the budget was publicly available for viewing on the District's website. The audience member
89 asked for clarification on the change orders, and Ms. Thibault clarified that change orders were for
90 any items that needed to be done differently/were not considered as part of the original contract.

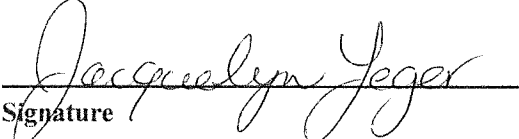
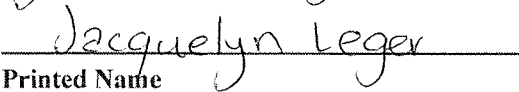
91 **NINTH ORDER OF BUSINESS – Adjournment**

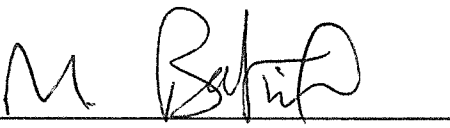
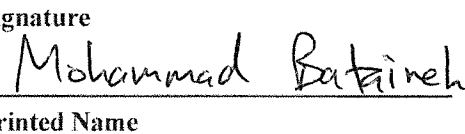
92 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
93 adjourn the meeting. There being none, Mr. Bataineh made a motion to adjourn the meeting.

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

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

99 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
100 meeting held on _____.

101 
Signature

Printed Name


Signature

Printed Name

102 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman