

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 18, 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	Chase Balanky	Board Supervisor, Assistant Secretary

13 Also present were:

14	Patricia Thibault	District Manager, DPFG Management & Consulting
15	David McInnes	DPFG Management & Consulting
16	Jere Earlywine <i>(via phone)</i>	District Counsel, Hopping Green & Sams
17	Garrett Cannady	Yellowstone
18	James Charles III	Charles Aquatics

19 *The following is a summary of the discussions and actions taken at the October 18, 2021 Parkland Preserve*
20 *CDD Board of Supervisors Regular Meeting.*

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

22 There being none, the next item followed.

23 **THIRD ORDER OF BUSINESS – Vendor Reports**

24 A. Exhibit 1: Presentation of Yellowstone Irrigation Inspection Report

25 Mr. Cannady presented his report.

26 B. Exhibit 2: Presentation of Charles Aquatics Service Report

27 Mr. Charles presented his report. Ms. Thibault requested for letters to be sent to residents who
28 live on access points.

29 **FOURTH ORDER OF BUSINESS – Administration Items**

30 A. Exhibit 3: Consideration for Approval – The Minutes of the Board of Supervisors Regular
31 Meeting Held May 17, 2021

32 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
33 approved the Minutes of the Board of Supervisors Regular Meeting Held May 17, 2021, for the Parkland
34 Preserve Community Development District.

35 B. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular
36 Meeting Held September 13, 2021

37 On a MOTION by Mr. Balanky, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
38 approved the Minutes of the Board of Supervisors Regular Meeting Held September 13, 2021, for the
39 Parkland Preserve Community Development District.

40 C. Exhibit 5: Consideration for Acceptance – The September 2021 Unaudited Financial Report

41 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
42 accepted the September 2021 Unaudited Financial Report for the Parkland Preserve Community
43 Development District.

44 **FIFTH ORDER OF BUSINESS – Business Matters**

45 A. Exhibit 6: Consideration & Adoption of **Resolution 2022-01**, Approval of FY 2022 Meeting
46 Schedule

47 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted
48 **Resolution 2022-01**, Approval of FY 2022 Meeting Schedule, for the Parkland Preserve Community
49 Development District.

50 B. Exhibit 7: Consideration & Adoption of **Resolution 2022-02**, Changing Registered Agent &
51 Office

52 Ms. Thibault stated that the Registered Agent for the District would be updated to be KE Law
53 Group.

54 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted
55 **Resolution 2022-02**, Changing Registered Agent & Office, in substantial form, for the Parkland Preserve
56 Community Development District.

57 C. Exhibit 8: Consideration & Adoption of **Resolution 2022-03**, Designating Officers

58 Ms. Thibault stated that the new assistant treasurer would be Howard McGaffney.

59 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted
60 **Resolution 2022-03**, Designating Officers, for the Parkland Preserve Community Development District.

61 D. Exhibit 9: Consideration & Adoption of **Resolution 2022-04**, Waiving Meeting Notice

62 Mr. Earlywine explained the legal reasons for the resolution.

63 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted
64 **Resolution 2022-04**, Waiving Meeting Notice, for the Parkland Preserve Community Development
65 District.

66 E. Exhibit 10: Presentation & Acceptance of FY 2020 Audited Annual Financial Report

67 Ms. Thibault reviewed her report, positively noting that the external auditor did not report any
68 findings.

69 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
70 accepted the FY 2020 Audited Annual Financial Report for the Parkland Preserve Community
71 Development District.

72 **SIXTH ORDER OF BUSINESS – Consent Agenda**

73 Ms. Thibault went over the details of the Consent Agenda.

74 A. Exhibit 11: Ratification of Alliance Realty Amenity Center Event Management Agreement

75 B. Exhibit 12: Ratification of First Coast CMS Janitorial Services Agreement

76 C. Exhibit 13: Ratification of First Coast CMS Janitorial Services Agreement

77 D. Exhibit 14: Ratification of Orkin Agreements

78 ➤ Pest Control Contract

79 ➤ Agreement Addendum

80 ➤ Commercial Payment Options

81 ➤ Floor Level Inspection Report

82 ➤ Pest Control Agreement

83 ➤ Termite Agreement

84 E. Exhibit 15: Ratification of Yellowstone Proposals

85 ➤ Summer Annual Installation - \$696.59

86 ➤ Pond Mowing - \$495.00

87 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
88 approved all items on the Consent Agenda for the Parkland Preserve Community Development District.

89 **SEVENTH ORDER OF BUSINESS – Staff Reports**

90 A. District Manager

91 There being none, the next item followed.

92 B. District Counsel

93 Mr. Earlywine stated that the next phase of the project was in the final stage of being plotted and
94 was expected to be completed in the Spring. Mr. Earlywine additionally mentioned that a proposal
95 for a stormwater report would be needed by July of the following year.

96 C. District Engineer

97 There being none, the next item followed.

98 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

99 There being none, the next item followed.

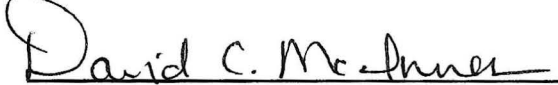
100 **NINTH ORDER OF BUSINESS – Adjournment**

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

103 On a MOTION by Mr. Balanky, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
104 adjourned the meeting for the Parkland Preserve Community Development District.

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

108 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
109 **meeting held on May 26, 2022.**

110 
Signature

David C. McInnes
Printed Name


Signature

Mohammad Bataineh
Printed Name

111 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman