

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, June 5, 2023 at 4:33 p.m. at Parkland Preserve Amenity Center,
6 835 Parkland Trail, St. Augustine, FL 32095.

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

8 Mr. McInnes 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	David McInnes	District Manager, Vesta District Services
15	Jere Earlywine (<i>via phone</i>)	District Counsel, KE Law Group
16	Bill Schilling	District Engineer, Kimley-Horn

17 *The following is a summary of the discussions and actions taken at the June 5, 2023 Parkland Preserve*
18 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
19 *request.*

20 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
21 **agenda items)**

22 An audience member expressed concerns about erosion problems on community pond banks, and
23 requested information on what was being done to address the issues, as well as a suggested timeline.
24 The audience member additionally noted that Charles Aquatics had sprayed the cattails, which she
25 noted were invasive but helped to prevent erosion. The audience member asked whether there were
26 alternative plants that could be installed to mitigate erosion.

27 An audience member suggested that spray treatment of cattails may be having a negative impact
28 on pond populations.

29 An audience member commented on the popularity of pickleball, and stated that classes had been
30 instituted for beginners and more advanced players. The audience member noted that courts were
31 slated for repairs at some point in the future, and asked whether a specific month was set for this to
32 occur. The audience member additionally recalled that he had submitted a request for wind nets to
33 be installed around the courts.

34 **THIRD ORDER OF BUSINESS – Consent Agenda**

- 35 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular
36 Meeting Held March 27, 2023
- 37 B. Exhibit 2: Consideration for Acceptance – The April 2023 Unaudited Financial Report
- 38 C. Exhibit 3: Funding Request – Pool Deck & Landscape Repairs

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

41 **FOURTH ORDER OF BUSINESS – Vendor Reports**

- 42 A. Exhibit 4: Presentation of Yellowstone Irrigation Inspection Report
- 43 B. Exhibit 5: Presentation of Yellowstone Service Report
- 44 C. Exhibit 6: Presentation of Charles Aquatics Pond Reports
 - 45 > April 2023
 - 46 > May 2023

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

- 48 A. Presentation and Acceptance of the FY 2021 Audited Financial Statements
- 49 Mr. McInnes noted that the audit had been submitted late to the state, but otherwise there were no
- 50 issues reported.

51 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
 52 accepted the FY 2021 Audited Financial Statements, for the Parkland Preserve Community Development
 53 District.

- 54 B. Exhibit 7: Consideration & Adoption of **Resolution 2023-03**, Designating Registered Agent and
- 55 Registered Office

56 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted
 57 **Resolution 2023-03**, Designating Registered Agent and Registered Office, for the Parkland Preserve
 58 Community Development District.

- 59 C. Exhibit 8: Consideration & Adoption of **Resolution 2023-04**, Approving Proposed FY 2024
- 60 Budget and Setting a Public Hearing

61 Mr. McInnes explained the process of approving a proposed high water-mark budget, which could
 62 later be reduced prior to its final adoption at a public hearing. Mr. McInnes noted that the Board
 63 would soon begin the process of turning over to residential control, and that funds had been
 64 budgeted in the event that new Supervisors opted to accept compensation for meetings. Mr.
 65 McInnes additionally noted adjustments to the electrical costs, additional budgeted numbers to
 66 address pond bank erosion on a consistent basis, a fuel contingency line item, and contract-driven
 67 price increases.

68 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
 69 approved the Proposed FY 2024 Budget, for the Parkland Preserve Community Development District.

70

71 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board adopted
 72 **Resolution 2023-04**, Approving Proposed FY 2024 Budget and Setting a Public Hearing for August 28,
 73 2023 at 4:30 p.m., for the Parkland Preserve Community Development District.

- 74 D. Exhibit 9: Presentation of St. Johns County Number of Qualified Electors – F.S. 190.006 – 396

75 Mr. McInnes explained that the thresholds for a District Board to transition from developer to
 76 resident control were for a six-year period since its organization, as well as at least 250 qualified
 77 electors residing within the boundaries of the District. Mr. McInnes noted that March 2024 would

78 mark six years since Parkland Preserve CDD’s establishment, and so the transition would begin
79 with the 2024 election cycle.

80 E. Reminder of Form 1’s Due Date: July 1st

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

82 A. District Manager

83 Mr. McInnes stated that he had nothing further to report.

84 B. District Attorney

85 Mr. Earlywine advised that a number of remaining punch list items were being finished up, and
86 that a resolution would be brought before the Board once the project was at its completion.

87 C. District Engineer

88 Mr. Schilling responded to the audience comments regarding the pond bank erosion, noting that
89 locations had been identified as needing attention, adding that discussions with Yellowstone had
90 taken place. Mr. Schilling additionally noted that direction had been given to the amenity center to
91 be able to move forward with contractor work on the pickleball courts.

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

93 There being none, the next item followed.

94 **EIGHTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per
95 individual for non-agenda items)**

96 An audience member commented that there had been an incident where a fallen palm branch had
97 hit a resident, and asked about the CDD coordinating with the HOA. Mr. McInnes noted that a
98 proposal to address palm trees would be forthcoming.

99 An audience member asked for clarification on the budget revenue streams, and inquired about
100 Parcel 14. Mr. McInnes stated that CDDs were fully funded through assessments, and Mr.
101 Earlywine provided an overview of what the CDD was able to control with regards to Parcel 14’s
102 gates, which depended on the public status of the roadways.

103 **NINTH ORDER OF BUSINESS – Adjournment**

104 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
105 adjourn the meeting. There being none, Mr. Bataineh made a motion to adjourn the meeting.

106 On a MOTION by Mr. Bataineh, SECONDED by Mr. Ghafoor, WITH ALL IN FAVOR, the Board
107 adjourned the meeting at 5:17 p.m. for the Parkland Preserve Community Development District.

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

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

113

David C. McInnes

Signature

David C. McInnes

Printed Name

114 Title: Secretary Assistant Secretary

M. Bataineh

Signature

Mohammad Bataineh

Printed Name

Title: Chairman Vice Chairman