

**MINUTES OF MEETING
PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Parker Pointe Community Development District was held on November 17, 2023, immediately following the landowners' meeting at 12:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present at the meeting were:

Michael Caputo	Chair
Timothy Smith	Vice Chair
Jon Seifel	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:58 p.m.

Supervisors-Elect Caputo, Smith and Seifel were present. Supervisors-Elect Frye and Meath were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)

Mr. Rom noted that the Landowners' Election was held just prior to this meeting.

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Caputo, Mr. Smith and Mr. Seifel.

Mr. Rom stated all are familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Rom presented Resolution 2024-01 and recapped the results of the Landowners' Election, which will be inserted into Sections 1 and 2, as follows:

Seat 1	Michael Caputo	42 votes	4-Year Term
Seat 2	Jon Seifel	41 votes	2-Year Term
Seat 3	Timothy Smith	42 votes	4-Year Term
Seat 4	Justin Frye	41 votes	2-Year Term
Seat 5	Greg Meath	41 votes	2-Year Term

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-02,
Designating Certain Officers of the District,
and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-02. Mr. Smith nominated the following slate:

Chair	Michael Caputo
Vice Chair	Timothy Smith
Secretary	Craig Wrathell
Assistant Secretary	Jon Seifel
Assistant Secretary	Justin Frye
Assistant Secretary	Greg Meath
Assistant Secretary	Daniel Rom
Assistant Secretary	Andrew Kantarzhi
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

**On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor,
Resolution 2024-02, Designating Certain Officers of the District, as nominated,
and Providing for an Effective Date, was adopted.**

ORGANIZATIONAL ITEMS**SIXTH ORDER OF BUSINESS****Consideration of the Following
Organizational Items:**

- A. Resolution 2024-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
- Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Rom presented Resolution 2024-03 and the Fee Schedule and Management Agreement.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2024-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kutak Rock LLP**

Mr. Earlywine presented Resolution 2024-04 and the Kutak Rock LLP Fee Agreement.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Resolution 2024-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2024-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2024-05.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-05, Designating Craig Wrathell as the Registered Agent and Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2024-06, Appointing an Interim District Engineer for the Parker Pointe Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: HSQ Group, LLC**

Mr. Rom presented Resolution 2024-06 and the Interim Engineering Services Agreement.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Resolution 2024-06, Appointing an Interim District Engineer for the Parker Pointe Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement, was approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Rom presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined compensation.

G. Resolution 2024-07, Designating the Primary Administrative Office of the District and Providing an Effective Date

Mr. Rom presented Resolution 2024-07.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, Resolution 2024-07, Designating Wrathell, Hunt & Associates LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office of the District and Providing an Effective Date, was adopted.

H. Resolution 2024-08, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

I. Resolution 2024-09, Setting Forth the Policy of the Parker Pointe Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Rom presented Resolution 2024-09.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, Resolution 2024-09, Setting Forth the Policy of the Parker Pointe Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

- J. Resolution 2024-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Rom presented Resolution 2024-10.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- K. Resolution 2024-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Rom presented Resolution 2024-11.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- L. Resolution 2024-12, Authorizing Certain Actions in Connection with the Implementation of the District's Capital Improvement Plan, Including the Conveyance and/or Acquisition of Real and Personal Property, Execution of Plats, Transfer of Permits, Execution of contracts and Change Orders, Payment of Requisitions, And Other Actions as Described Herein; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2024-12. This Resolution grants the Chair and Vice Chair and other officers in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Resolution 2024-12, Authorizing Certain Actions in Connection with the Implementation of the District's Capital Improvement Plan, Including the Conveyance and/or Acquisition of Real and Personal Property, Execution of Plats, Transfer of Permits, Execution of contracts and Change Orders, Payment of Requisitions, And Other Actions as Described Herein; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- M. Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Parker Pointe Community Development District**

Mr. Rom presented Resolution 2024-13. Mr. Earlywine stated the Ordinance was received and not yet recorded; therefore, a motion authorizing the recording of the Notice of Establishment would be appropriate.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, authorizing the Recording of the Notice of Establishment for the Parker Pointe Community Development District, was approved.

- N. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Mr. Rom presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.

O. Strange Zone, Inc., Quotation #M23-1036 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Rom presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Strange Zone, Inc., Quotation #M23-1036 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Rom presented the ADA Site Compliance proposal.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of \$210, was approved.

Q. Resolution 2024-14, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Rom presented Resolution 2024-14 and the accompanying Exhibits.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-14, to Designate February 16, 2024 at 12:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179, as the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

R. Resolution 2024-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Mr. Rom presented Resolution 2024-15.

The following will be inserted into the Fiscal Year 2024 Meeting Schedule:

DATE: Third Friday of each month

TIME: 12:00 PM

LOCATION: Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida

33179

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

S. Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Rom presented Resolution 2024-16.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

T. Stormwater Management Needs Analysis Reporting Requirements

This item was deferred.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Items:

- A. Resolution 2024-17, Designating a Public Depository for Funds of the Parker Pointe Community Development District and Providing an Effective Date**

Mr. Rom presented Resolution 2024-17.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-17, Designating Truist Bank as Public Depository for Funds of the Parker Pointe Community Development District and Providing an Effective Date, was adopted.

- B. Resolution 2024-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Mr. Rom presented Resolution 2024-18.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Resolution 2024-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

- A. Resolution 2024-19, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-19 and the proposed Fiscal Year 2024 budget, which is Landowner-funded, with expenses funded as incurred. He noted that there might be a need for Field Operations in Fiscal Year 2024; the maximum not-to-exceed amounts will be budgeted.

The following changes were made to the proposed Fiscal Year 2024 budget:

Page 1: Add "Field Operations-Landscaping" line item for \$150,000

Page 1: Add "Field Operations-Streetlighting" line item for \$60,000

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Resolution 2024-19, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on February 16, 2024 at 12:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

Funding requests will be submitted to Mr. Timothy Smith.

B. Fiscal Year 2023/2024 Budget Funding Agreement

Mr. Rom presented the Fiscal Year 2023/2024 Budget Funding Agreement.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the Fiscal Year 2023/2024 Budget Funding Agreement, was approved.

C. Resolution 2024-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date

Mr. Rom presented Resolution 2024-20.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Resolution 2024-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date, was adopted.

D. Resolution 2024-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing

the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Rom presented Resolution 2024-21. He discussed the process for unbudgeted emergency expenses.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

E. Resolution 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Mr. Rom presented Resolution 2024-22.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2024-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2024-23.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Mr. Rom presented Resolution 2024-24.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Resolution 2024-25, Authorizing a Direct Purchasing Agent and Related Work Authorization; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; And Providing an Effective Date

Mr. Rom presented Resolution 2024-25 and read the title.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-25, Authorizing a Direct Purchasing Agent and Related Work Authorization; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; And Providing an Effective Date, was adopted.

I. Consideration of E-Verify Memo with MOU

Mr. Rom presented E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS

**Consideration of the Following Bond
Financing Related Items:**

A. Bond Financing Team Funding Agreement

Mr. Earlywine presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

B. Engagement of Bond Financing Professionals

Mr. Earlywine presented the following:

- I. Underwriter/Investment Banker: FMSbonds, Inc.**
- II. Bond Counsel: Greenberg Traurig, PA**
- III. Trustee, Paying Agent and Registrar: Regions Bank**

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the FMSbonds, Inc., Agreement for Underwriter Services and G-17 Disclosure Letter; Greenberg Traurig, P.A., Engagement Letter for Bond Counsel Services; and Regions Bank Engagement Letter to Serve as Trustee, Paying Agent and Registrar, were approved.

C. Resolution 2024-26, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Earlywine presented Resolution 2024-26.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-26, Designating a Date, Time, and Location of February 16, 2024 at 12:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632,

Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Engineer's Report

Mr. Earlywine presented the Engineer's Report dated November 10, 2023 and noted the following:

- 371 units are currently anticipated.
- The Capital Improvement Plan (CIP) is intended to finance public roadways, utilities, hardscape, landscape and irrigation and undergrounding of conduit, off-site road connections and work products, for a total of approximately \$11.7 million.
- All the findings needed to levy assessments are in the Report and the costs are reasonable, the project is feasible and it will be constructed.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the Engineer's Report dated November 10, 2023, in substantial form, for purposes of assessments and bond validation, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Rom presented the Master Special Assessment Methodology Report dated November 17, 2023. He reviewed the pertinent information found in each section and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and the Appendix Tables. He discussed the special and peculiar benefits to the units related to the CIP and noted the following:

- The CDD consists of approximately 41.81 acres within the City of Homestead in Miami-Dade County, Florida.
- The development is anticipated to be conducted by SK Parker Pointe, LLC or an affiliated entity.
- The current development plan envisions 371 residential dwelling units.
- The CIP will consist of public sitework and storm drainage, public roadways, water and wastewater utilities, hardscape, landscape, irrigation, recreational amenities, differential costs

of undergrounding conduit, off-site improvements, professional services and contingencies, as detailed in the Engineer's Report.

- The total cost of the CIP Master Infrastructure Improvements is estimated to total \$14,139,245, which includes the \$2.4 million estimate for recreational amenities; it is yet to be determined whether bond funds will be utilized for its construction.
- The total par amount of bonds, including the cost of financing, capitalized interest and debt service reserve, would be \$16,400,000 to finance approximately \$14,139,245 in CIP costs.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the Master Special Assessment Methodology Report dated November 17, 2023, in substantial form, was approved.

- F. Resolution 2024-27, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**
- Mr. Earlywine presented Resolution 2024-27.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-27, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for February 16, 2024 at 12:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. Resolution 2024-28, Authorizing the Issuance of Not to Exceed \$16,400,000 Aggregate Principal Amount of Parker Pointe Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition, Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management And Control Facilities, Including, But Not Limited to, Related Earthwork And Acquisition or Conveyance of Lands Relating Thereto; Roadway Improvements; Water and Wastewater Systems, Including Any Connection Charges; Landscaping, Hardscaping And Irrigation in Public Rights-of-Way; Public Amenities; Entrance Features; Undergrounding Differential Cost of Utilities; and All Related Soft and Incidental Costs (Collectively, the “Project”), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing Regions Bank To Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture In Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Parker Pointe Community Development District (Except as Otherwise Provided Herein), the City of Homestead, Florida, Miami-Dade County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project And Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters**

Mr. Earlywine presented Resolution 2024-28, which accomplishes the following:

- Authorizes issuance of a not to exceed \$16,400,000 aggregate principal amount of bonds.
- Authorizes and approves execution and delivery of the Master Trust Indenture and Supplemental Trust Indenture.
- Appoints Regions Bank as the Trustee, Registrar and Paying Agent.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Resolution 2024-28, Authorizing the Issuance of Not to Exceed \$16,400,000 Aggregate Principal Amount of Parker Pointe Community Development District

Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition, Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management And Control Facilities, Including, But Not Limited to, Related Earthwork And Acquisition or Conveyance of Lands Relating Thereto; Roadway Improvements; Water and Wastewater Systems, Including Any Connection Charges; Landscaping, Hardscaping And Irrigation in Public Rights-of-Way; Public Amenities; Entrance Features; Undergrounding Differential Cost of Utilities; and All Related Soft and Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing Regions Bank To Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture In Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Parker Pointe Community Development District (Except as Otherwise Provided Herein), the City of Homestead, Florida, Miami-Dade County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project And Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

CONSTRUCTION RELATED ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following
Construction Related Items:

Mr. Earlywine presented the following:

A. Acquisition of Parker Pointe Improvements

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the Acquisition of the Parker Pointe Utility Improvements, in the amount not to exceed that set forth in the Engineer's Report, in substantial form and subject to review of documents by the Chair and District Staff, was approved.

B. Acquisition Agreement

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the Acquisition Agreement, in substantial form and authorizing the Chair to execute, was approved.

C. Temporary Construction Easement

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the Temporary Construction Easement, was approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated the bond validation complaint will be filed the week after Thanksgiving; he estimated the hearing will be scheduled in February 2024 and bonds will be issued one month later, in late March or early April.

B. District Engineer (Interim): HSQ Group, LLC**C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no District Engineer or District Manager reports.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the meeting adjourned at 1:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair