

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

The Board of Supervisors of the Parker Pointe Community Development District held Public Hearings and a Regular Meeting 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.

Present at the meeting were:

Timothy Smith	Vice Chair
Jon Seifel	Assistant Secretary
Justin Frye	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas (via telephone)	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 12:01 p.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to
Supervisors Justin Frye [Seat 4] and Greg
Meath [Seat 5]**

Mr. Rom stated that Mr. Frye was elected at the Landowners' meeting and noted that he administered the Oath of Office to Mr. Frye prior to this meeting commencing.

- **Update: Required Ethics Training and Form 1 Disclosure Filing**

Mr. Frye is familiar with the required ethics training and filing Form 1.

FOURTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2024-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Parker Pointe Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2024-29.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, Resolution 2024-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Parker Pointe Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

Items A and B were included for informational purposes.

C. Master Engineer's Report (for informational purposes)

Mr. Rom stated that this Engineer's Report is the same version as the one presented and approved at a prior meeting.

D. Master Special Assessment Methodology Report (for informational purposes)

Mr. Rom stated that this Master Special Assessment Methodology Report is the same version as the one presented and approved at a prior meeting.

E. Consideration of Resolution 2024-30, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Public Hearing was closed.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board made no adjustments to the assessments.

Mr. Rom presented Resolution 2024-30.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, Resolution 2024-30, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. **Affidavits of Publication**
- B. **Consideration of Resolution 2024-31, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2024-31.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, Resolution 2024-31, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2023/2024 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2024-32, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom presented Resolution 2024-32. He reviewed the proposed Fiscal Year 2024 budget, discussed why the “Legal advertising” line item, at \$6,500, will increase substantially and noted that total expenditures may be exceeded as a result.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, Resolution 2024-32, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

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

This item was deferred.

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of December 31, 2023**

Mr. Rom presented the Unaudited Financial Statements as of December 31, 2023.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Unaudited Financial Statements as of December 31, 2023, were accepted.

TENTH ORDER OF BUSINESS

Approval of Minutes

Mr. Rom presented the following:

- A. **November 17, 2023 Landowners' Meeting**
- B. **November 17, 2023 Organizational Meeting**

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the November 17, 2023 Landowners' and the November 17, 2023 Organizational Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated the Miami courts are booked but the goal is to obtain a hearing date within the next 60 days and issue the bonds within the next three months.

B. District Engineer (Interim): HSQ Group, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: March 15, 2024 at 12:00 PM**

Discussion ensued regarding whether to hold the next meeting in April or May.

- **QUORUM CHECK**

The March meeting is cancelled; the next meeting date is to be determined.

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

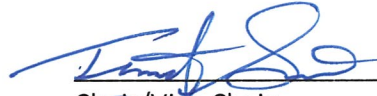
Adjournment

On MOTION by Mr. Frye and seconded by Mr. Smith, with all in favor, the meeting adjourned at 12:14 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair