MINUTES OF MEETING
PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Parker Pointe Community Development District held a Regular Meeting on April 19, 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	Wrathell, Hunt and Associates, LLC
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Tony Quevedo (via telephone)	District Engineer
Steve Sanford (via telephone)	Bond 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. Supervisor Caputo was not present. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public were present.

THIRD ORDER OF BUSINESS **Acceptance of Greg Meath's Notice of Intent to Decline Election to Board (Seat 5) Term Expires November 2025**

Mr. Rom presented Mr. Greg Meath's Notice of Intent to Decline Election to the Board.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Mr. Greg Meath's Intent to Decline Election to the Board for Seat 5, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment of William Fife to Fill Unexpired Term of Seat 5**

Mr. Smith nominated Mr. William Fife to fill Seat 5. No other nominations were made.

> **On MOTION by Mr. Smith and seconded by Mr. Seifel, the appointment of Mr. William Fife to fill Seat 5, was approved.**

- **Administration of Oath of Office (the following will also be provided in a separate package)**

Mr. Rom stated that Mr. Fife was not present and will be sworn in at a future meeting.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligation and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-35, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

SIXTH ORDER OF BUSINESS **Presentation of Engineer's Report (for informational purposes)**

Mr. Rom stated the Engineer's Report dated November 10, 2023 is unchanged from when it was last presented. Its inclusion in the agenda is for informational purposes only.

> **On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Engineer's Report dated November 10, 2023, in substantial form, was approved.**

SEVENTH ORDER OF BUSINESS **Presentation of First Supplemental Special Assessment Methodology Report**

Mr. Rom presented the First Supplemental Special Assessment Methodology Report. Due to the bond issuance, the Report was updated slightly. He reviewed the pertinent data including the Development Program, Capital Improvement Plan (CIP), financing program, benefit allocation, lienability tests, True-Up mechanism and the Appendix Tables. Appendix Table 3, on Page 14, is based upon the correct, no capitalized interest period.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the First Supplemental Special Assessment Methodology Report dated April 19, 2024, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-33, Authorizing the Issuance of Not Exceeding $10,000,000 Parker Pointe Community Development District, Special Assessment Bonds, Series 2024 (2024 Project) (the "bonds") to Finance Certain Public Infrastructure Within District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form Of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing A Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds**

Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date

Mr. Sanford presented Resolution 2024-33, also known as the Delegated Award Resolution, which accomplishes the following:

- Sets forth certain parameters set to market, price and sell the bonds. Authorizes the Chair or Vice Chair to execute the Bond Purchase Contract (BPC). The parameters set the Underwriter's compensation at 2%. Sets the maximum term of the bonds at 30 years and the interest rate on the bonds cannot exceed the maximum rate permitted under Florida Statutes.
- Authorizes the issuance of a not to exceed amount of $10,000,000 in special assessment bonds for the Series 2024 project.
- Authorizes the BPC, the Preliminary Limited Offering Memorandum (PLOM), First Supplemental Trust Indenture and the Continuing Disclosure Agreement.
- Authorizes any necessary changes to the Methodology Report and the Engineer's Report in connection with marketing the bonds.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, Resolution 2024-33, Authorizing the Issuance of Not Exceeding $10,000,000 Parker Pointe Community Development District, Special Assessment Bonds, Series 2024 (2024 Project) (the "bonds") to Finance Certain Public Infrastructure Within District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form Of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing A Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things

Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2024-34, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2024 "Bonds"; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date**

Mr. Earlywine presented Resolution 2024-34, also known as the Delegated Assessment Resolution, which matches the terms of the assessments with the final bond pricing.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, Resolution 2024-34, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2024 "Bonds"; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Forms of Issuer's Counsel Documents**

Mr. Earlywine stated the Completion Agreement will not be a part of the deal and should be removed from the Issuer's Counsel Documents. He presented Items A, C, D and E.

A. Acquisition Agreement

B. Completion Agreement

C. Declarations of Consent

D. Disclosure of Public Finance

E. Notice of Special Assessments

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Forms of Issuer's Counsel Documents, namely, the Acquisition Agreement, Declarations of Consent, Disclosure of Public Finance and Notice of Special Assessments, in substantial form, were approved.

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

Mr. Rom presented Resolution 2024-08 and stated the Interim District Engineer has allowed the CDD to utilize its offices as the local Records office.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, Resolution 2024-08, Designating the Location of HSQ Group, Inc., 7975 NW 154th Street, Suite 360, Miami, Florida 33016, as the Local District Records Office, and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS **Ratification Items**

Mr. Rom presented the following items, which were previously executed:

A. Amendment and Assignment of GIG Fiber, LLC Solar Lighting Service Agreement

Mr. Rom stated that $60,000 will be allocated in the budget for this item.

B. FirstService Residential Florida, Inc. Facilities Management Agreement

C. Acquisition of Parker Pointe Improvements

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Amendment and Assignment of GIG Fiber, LLC Solar Lighting Service Agreement, the FirstService Residential Florida, Inc. Facilities Management Agreement and the Acquisition of Parker Pointe Improvements, were ratified.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 29, 2024**

> **On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.**

FOURTEENTH ORDER OF BUSINESS **Approval of February 16, 2024 Public Hearings and Regular Meeting Minutes**

> **On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the February 16, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated the bond issuance is on schedule. Mr. Smith stated construction of the amenity center will commence in 12 to 14 months. The intention is for the CDD to take ownership upon completion; he will confirm that with DR Horton.

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

There was no report.

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

- **NEXT MEETING DATE: May 17, 2024 at 12:00 PM**
  - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

> **On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the meeting adjourned at 12:29 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair