

1 **MINUTES OF MEETING**

2 **CITY CENTER**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the City Center Community Development
5 District was held on Tuesday, November 14, 2023 at 1:08 p.m. at the Holiday Inn Express & Suites Orlando,
6 4050 Hotel Drive, Davenport, Florida, 33897.

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 Rolando Albino	Board Supervisor, Chairman
11 Mahmoud “Tommy” Khatib	Board Supervisor, Vice Chairman
12 Victor Khatib	Board Supervisor, Assistant Secretary

13 Also present were:

14 David McInnes	District Manager, Vesta District Services
15 Tracy Robin (<i>via phone</i>)	District Counsel, Straley Robin Vericker
16 Mark Wilson (<i>via phone</i>)	District Engineer, Kimley Horn

17 *The following is a summary of the discussions and actions taken at the November 14, 2023 City Center*
18 *CDD Board of Supervisors Regular Meeting.*

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

20 There were no comments from any audience members.

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

- 22 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
23 Held August 8, 2023
- 24 B. Exhibit 2: Consideration for Acceptance – The July 2023 Unaudited Financial Report
- 25 C. Exhibit 3: Consideration for Acceptance – The August 2023 Unaudited Financial Report
- 26 D. Exhibit 4: Consideration for Acceptance – The September 2023 Unaudited Financial Report

27 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
28 approved all items of the Consent Agenda, for the City Center Community Development District.

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

- 30 A. Exhibit 5: Presentation and Acceptance of the FY 2022 Audited Financial Statements

31 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
32 accepted the FY 2022 Audited Financial Statements, for the City Center Community Development District.

33 Following the motion, Mr. Robin noted that the performance of the auditor was unsatisfactory and
34 suggested that the Board consider seeking proposals for a new audit firm. The Board opted to hold
35 an audit committee meeting on December 12, 2023.

- 36 B. Exhibit 6: Ratification of Invoice from S&S Contracting of Polk County (pothole repair)

37 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
38 approved the Ratification of the Invoice from S&S Contracting of Polk County for pothole repair, for the
39 City Center Community Development District.

40 **FIFTH ORDER OF BUSINESS – Staff Reports**

41 A. District Manager

42 > Action Item Report

43 > Exhibit 7: Meeting Matrix

44 B. District Attorney

45 Mr. Robin provided an update to the Board on discussions with Polk County officials regarding the
46 transfer of Posner Boulevard and Grandview Parkway to the County. Mr. Robin additionally
47 provided information on the audit committee meeting and selection process.

48 C. District Engineer

49 Mr. Wilson noted that there were a couple of locations on Posner Boulevard where the top layer of
50 asphalt appeared to be failing, and that he was looking into getting pricing for milling and
51 overlaying the portions. Mr. Wilson noted that no other items had been identified for action during
52 the recent engineer site visit.

53 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

54 There being none, the next item followed.

55 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business**

56 There being none, the next item followed.

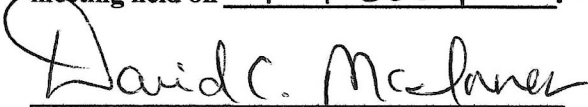
57 **EIGHTH ORDER OF BUSINESS – Adjournment**

58 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
59 adjourn the meeting. There being none, Mr. Albino made a motion to adjourn the meeting.

60 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
61 adjourned the meeting at 1:39 p.m. for the City Center Community Development District.

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

65 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
66 meeting held on 1-9-2024.

67 
Signature


Signature

City Center CDD

Regular Meeting

David C. McInnes

Printed Name

69 Title: Secretary Assistant Secretary

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[Signature]

Printed Name

Title: Chairman Vice Chairman