

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, August 11, 2020 at 1:00 p.m. via Zoom conference call.

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

7 Ms. Thibault called the meeting to order and conducted roll call.

8 Present and constituting a quorum were:

9 Noah Breakstone	Board Supervisor, Chairman
10 David D’Ambrosio	Board Supervisor, Vice Chairman
11 Justin Onorato	Board Supervisor, Assistant Secretary
12 Kevin Mays	Board Supervisor, Assistant Secretary
13 Michael Osborne	Board Supervisor, Assistant Secretary

14 Also present were:

15 Patricia Thibault	District Manager, DPFM Management & Consulting
16 Logan Muether	Manager Associate, DPFM Management & Consulting
17 Tracy J. Robin	District Counsel, Straley, Robin & Vericker
18 Michael Eckert	Hopping Green & Sams

19 *The following is a summary of the discussions and actions taken at the August 11, 2020 City Center CDD*
20 *Board of Supervisors Regular Meeting.*

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

22 There were no members of the public in attendance at the meeting.

23 **THIRD ORDER OF BUSINESS – Administration Items**

24 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular
25 Meeting Held June 9, 2020

26 On a MOTION by Mr. Breakstone, SECONDED by Mr. Onorato, WITH ALL IN FAVOR, the Board
27 approved the Minutes of the Board of Supervisors Regular Meeting Held June 9, 2020, for the City
28 Center Community Development District.

29 B. Exhibit 2: Consideration for Acceptance – The June 2020 Unaudited Financial Report

30 On a MOTION by Mr. Onorato, SECONDED by Mr. Breakstone, WITH ALL IN FAVOR, the Board
31 accepted the June 2020 Unaudited Financial Report for the City Center Community Development
32 District.

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

34 A. Exhibit 3: Presentation & Acceptance of FY 2019 Audited Annual Financial Report

35 Mr. Robin stated that he had reviewed the report with Mr. Eckert and sent edits to Ms. Thibault.

36 On a MOTION by Mr. Breakstone, SECONDED by Mr. Onorato, WITH ALL IN FAVOR, the Board
37 accepted the FY 2019 Audited Annual Financial Report in substantial form for the City Center
38 Community Development District.

39 B. Exhibit 4: Consideration and Adoption of **Resolution 2020-03**, Designating Meeting Dates,
40 Times, & Location

41 On a MOTION by Mr. Breakstone, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the
42 Board adopted **Resolution 2020-03**, Designating Meeting Dates, Times, & Location, for the City Center
43 Community Development District.

44 C. Fiscal Year 2020-2021 Budget Public Hearing

45 ➤ Open the Public Hearing

46 On a MOTION by Mr. Breakstone, SECONDED by Mr. Onorato, WITH ALL IN FAVOR, the Board
47 approved the opening of the Fiscal Year 2020-2021 Budget Public Hearing, for the City Center
48 Community Development District.

49 ➤ Exhibit 5: Presentation of the FY 2020-2021 Budget

50 Ms. Thibault gave an overview of the budget, noting that it did not consider any increase
51 in assessments, but utilized fund balance forward for assessment collection fees,
52 insurance, pond maintenance contracts, and potential capital improvements.

53 ➤ Public Comments

54 There being none, the next item followed.

55 ➤ Close the Public Hearing

56 On a MOTION by Mr. Breakstone, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the
57 Board approved the opening of the Fiscal Year 2020-2021 Budget Public Hearing, for the City Center
58 Community Development District.

59 D. Exhibit 6: Consideration and Adoption of **Resolution 2020-04**, Adopting the Fiscal Year 2020-
60 2021 Budget

61 On a MOTION by Mr. Breakstone, SECONDED by Mr. Onorato, WITH ALL IN FAVOR, the Board
62 adopted **Resolution 2020-04**, Adopting the Fiscal Year 2020-2021 Budget, for the City Center
63 Community Development District.

64 ➤ FY 2021 Funding Agreement

65 Mr. Eckert indicated that the agreement would not be effective until signed by the
66 developer, and stated that more time was needed to discuss the issues with the developer.

67 On a MOTION by Mr. Breakstone, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the
68 Board accepted the FY 2021 Funding Agreement in substantial form, pending final developer review and
69 any changes thereof, for the City Center Community Development District.

70 E. Exhibit 7: Consideration and Adoption of **Resolution 2020-05**, Providing for the Collection &
71 Enforcement of Special Assessments for Fiscal Year 2020-2021

72 On a MOTION by Mr. Onorato, SECONDED by Mr. Breakstone, WITH ALL IN FAVOR, the Board
73 adopted **Resolution 2020-05**, Providing for the Collection & Enforcement of Special Assessments for
74 Fiscal Year 2020-2021, for the City Center Community Development District.

75 F. Exhibit 8: Presentation of Memorandum Regarding Amendment to Website Requirements

76 On a MOTION by Mr. Breakstone, SECONDED by Mr. Onorato, WITH ALL IN FAVOR, the Board
77 approved posting only meeting agendas to the District website, allowing for residents to contact the
78 Records office to obtain full packages, for the City Center Community Development District.

79 G. Exhibit 9: Presentation for Acceptance – Rebatable Arbitrage Liability – Installment Date
80 Computation – Series 2005A

81 On a MOTION by Mr. Breakstone, SECONDED by Mr. Onorato, WITH ALL IN FAVOR, the Board
82 accepted the Rebatable Arbitrage Liability – Installment Date Computation – Series 2005A, for the City
83 Center Community Development District.

84 H. Exhibit 10: Consideration of Steadfast Environmental Aquatic Maintenance Proposal - \$8,220.00/
85 Annually (*Currently paying: \$11,412.00/ Annually*)

86 Mr. Robin requested for the proposal to be accepted in substantial form, as he felt that some
87 amendments could be made for legal compliance purposes.

88 On a MOTION by Mr. Breakstone, SECONDED by Mr. Onorato, WITH ALL IN FAVOR, the Board
89 approved the Steadfast Environmental Aquatic Maintenance Proposal in substantial form, in the amount
90 of \$8,220.00, for the City Center Community Development District.

91 I. Exhibit 11: Consideration of Yellowstone Lawn Maintenance Clean-Up Proposal - \$5,048.08

92 On a MOTION by Mr. Onorato, SECONDED by Mr. Breakstone, WITH ALL IN FAVOR, the Board
93 approved the Yellowstone Lawn Maintenance Clean-Up Proposal, in the amount of \$5,048.08, for the
94 City Center Community Development District.

95 **FIFTH ORDER OF BUSINESS – Consent Agenda**

96 A. Exhibit 12: Ratification of Temporary Construction and Access Easement and Conveyance
97 Agreement

98 On a MOTION by Mr. Onorato, SECONDED by Mr. Breakstone, WITH ALL IN FAVOR, the Board
99 approved the ratification of the Temporary Construction and Access Easement and Conveyance
100 Agreement, for the City Center Community Development District.

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

102 A. District Manager

103 Ms. Thibault advised that District Management would continue to monitor for extensions to the
104 Executive Order allowing for telephonic meetings to take place.

105 B. District Counsel

106 There being none, the next item followed.

107 C. District Engineer

108 There being none, the next item followed.

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

110 There being none, the next item followed.

111 **EIGHTH ORDER OF BUSINESS – Audience Comments – New Business**

112 There being none, the next item followed.

113 **NINTH ORDER OF BUSINESS – Adjournment**

114 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
115 adjourn the meeting. There being none, Mr. Breakstone made a motion to adjourn the meeting.

116 On a MOTION by Mr. Breakstone, SECONDED by Mr. Onorato, WITH ALL IN FAVOR, the Board
117 adjourned the meeting for the City Center Community Development District.

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

121 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
122 meeting held on June 8, 2021.

123
124 

Signature



Signature

125


Printed Name

Printed Name

126 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman