

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, June 8, 2021 at 1:03 p.m. at the Ramada, 43824 Highway 27, Davenport,  
6 Florida, with Zoom Conference Call available.

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

8 Mr. Cleveland called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

|    |                 |                                       |
|----|-----------------|---------------------------------------|
| 10 | Noah Breakstone | Board Supervisor, Chairman            |
| 11 | Kevin Mays      | Board Supervisor, Assistant Secretary |
| 12 | Michael Osborne | Board Supervisor, Assistant Secretary |

13 Also present were:

|    |                       |  |
|----|-----------------------|--|
| 14 | Christopher Cleveland | District Manager, DPFM Management & Consulting |
| 15 | Tracy J. Robin        | District Counsel, Straley, Robin & Vericker    |
| 16 | Michael Eckert        | Hopping Green & Sams                           |

17 *The following is a summary of the discussions and actions taken at the June 8, 2021 City Center CDD*  
18 *Board of Supervisors Regular Meeting.*

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

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

21 **THIRD ORDER OF BUSINESS – Office of Elected Supervisors & Form 1**

- 22 A. Seat 1 – David D’Ambrosio
- 23 B. Seat 2 – Justin Onorato
- 24 C. Seat 4 – Mike Osborne
- 25 D. Exhibit 1: Oath of Office

26 Mr. Osborne gave his Oath of Office. Mr. D’Ambrosio and Mr. Onorato were not present to give  
27 their Oaths of Office.

- 28 E. Exhibit 2: Form 1

- 29 F. Exhibit 3: Consideration & Adoption of **Resolution 2021-01**, Canvassing & Certifying the Results  
30 of the Landowner Election

31 On a MOTION by Mr. Mays, SECONDED by Mr. Breakstone, WITH ALL IN FAVOR, the Board adopted  
32 **Resolution 2021-01**, Canvassing & Certifying the Results of the Landowner Election, for the City Center  
33 Community Development District.

- 34 G. Exhibit 4: Consideration & Adoption of **Resolution 2021-02**, Designating Officers

35 Mr. Breakstone nominated Mr. Osborne as Vice Chair of the Board of Supervisors.

36 On a MOTION by Mr. Breakstone, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board adopted  
37 **Resolution 2021-02**, Designating Officers for the City Center Community Development District.

38 **FOURTH ORDER OF BUSINESS – Administration Items**

- 39 A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
40 Held August 11, 2020

41 On a MOTION by Mr. Mays, SECONDED by Mr. Breakstone, WITH ALL IN FAVOR, the Board  
42 approved the Minutes of the Board of Supervisors Regular Meeting Held August 11, 2020, for the City  
43 Center Community Development District.

- 44 B. Consideration for Acceptance – The May 2021 Unaudited Financial Report

45 On a MOTION by Mr. Breakstone, SECONDED by Mr. Osborne, WITH ALL IN FAVOR, the Board  
46 accepted the May 2021 Unaudited Financial Report for the City Center Community Development District.

47 **FIFTH ORDER OF BUSINESS – Business Items**

- 48 A. Exhibit 6: Presentation of Polk County Number of Qualified Electors – F.S. 190.006 – 32

- 49 B. Presentation of Proposed FY 2022 Budget

50 Mr. Cleveland advised that the budget remained flat from the previous fiscal year.

- 51 C. Exhibit 7: Consideration & Adoption of **Resolution 2021-03**, Approving Proposed FY 2022  
52 Budget & Setting Public Hearing

53 On a MOTION by Mr. Mays, SECONDED by Mr. Osborne, WITH ALL IN FAVOR, the Board adopted  
54 **Resolution 2021-03**, Approving Proposed FY 2022 Budget & Setting Public Hearing for August 10, 2021,  
55 at 1:00 p.m., at the Ramada, 43824 Highway 27, Davenport, Florida, for the City Center Community  
56 Development District.

- 57 D. Exhibit 8: Presentation of E-Verify Memorandum

- 58 E. Exhibit 9: Consideration of Third Amendment to Forbearance Agreement

59 Mr. Robin advised that the amendment extended the maturity date to April 2023.

60 On a MOTION by Mr. Breakstone, SECONDED by Mr. Osborne, WITH ALL IN FAVOR, the Board  
61 approved the Third Amendment to the Forbearance Agreement, for the City Center Community  
62 Development District.

- 63 F. Exhibit 10: Consideration of Signage & Landscaping Easement Agreement

64 Mr. Robin advised that this agreement was related to maintenance of landscaping for the monument  
65 sign area.

66 On a MOTION by Mr. Breakstone, SECONDED by Mr. Osborne, WITH ALL IN FAVOR, the Board  
67 approved the Signage & Landscaping Easement Agreement, for the City Center Community Development  
68 District.

69 **SIXTH ORDER OF BUSINESS – Consent Agenda**

- 70 A. Exhibit 11: Ratification of Yellowstone Proposals

71 ➤ Quarterly Palm Injections - \$376.72

72 ➤ Clean-Up - \$3,757.64



73 On a MOTION by Mr. Osborne, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board approved  
74 the ratification of all Yellowstone Proposals on the Consent Agenda for the City Center Community  
75 Development District.

76 **SEVENTH ORDER OF BUSINESS – Staff Reports**

77 A. District Manager

78 There being none, the next item followed.

79 B. District Counsel

80 Mr. Robin stated that he had been conversing with the property owner on new parcels, but had  
81 nothing further to report.

82 C. District Engineer

83 There being none, the next item followed.

84 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

85 There being none, the next item followed.

86 **NINTH ORDER OF BUSINESS – Audience Comments – New Business**

87 There being none, the next item followed.

88 **TENTH ORDER OF BUSINESS – Adjournment**

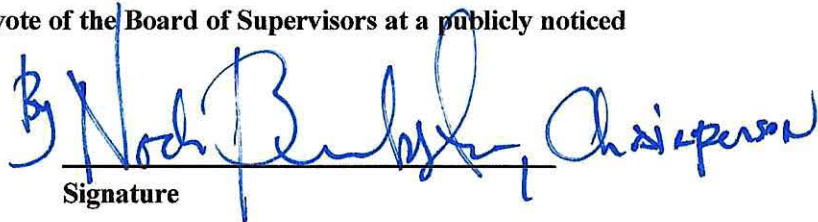
89 Mr. Cleveland asked for final questions, comments, or corrections before requesting a motion to  
90 adjourn the meeting. There being none, Mr. Breakstone made a motion to adjourn the meeting.

91 On a MOTION by Mr. Breakstone, SECONDED by Mr. Osborne, WITH ALL IN FAVOR, the Board  
92 adjourned the meeting for the City Center Community Development District.

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

96 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
97 meeting held on 8-10-2021.

98   
Signature

  
Signature

99 CHRIS CLEVELAND  
Printed Name

Noah Breakstone  
Printed Name

100 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman