

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 14, 2022 at 1:00 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. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Noah Breakstone	Board Supervisor, Chairman
11	Michael Osborn	Board Supervisor, Assistant Secretary
12	Kevin Kramer	Board Supervisor, Assistant Secretary

13 Also present were:

14	David McInnes	District Manager, DPGF Management & Consulting
15	Vivek Babbar (<i>via phone</i>)	District Counsel, Straley Robin Vericker

16 *The following is a summary of the discussions and actions taken at the June 14, 2022 City Center CDD*
17 *Board of Supervisors Regular Meeting.*

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

19 There being none, the next item followed.

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

21 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular
22 Meeting Held May 10, 2022

23 Mr. Breakstone asked if District Counsel had reviewed the minutes, which Mr. Babbar
24 confirmed, advising that there were no comments or questions on them.

25 On a MOTION by Mr. Breakstone, SECONDED by Mr. Kramer, WITH ALL IN FAVOR, the Board
26 approved the Minutes of the Board of Supervisors Regular Meeting Held May 10, 2022, for the City
27 Center Community Development District.

28 B. Exhibit 2: Consideration for Acceptance – The April 2022 Unaudited Financial Report

29 Mr. Breakstone asked if District Counsel had reviewed the unaudited financial report,
30 which Mr. Babbar confirmed, advising that there were no comments or questions.

31 On a MOTION by Mr. Breakstone, SECONDED by Mr. Kramer, WITH ALL IN FAVOR, the Board
32 accepted the April 2022 Unaudited Financial Report for the City Center Community Development District.

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

34 A. Consideration of the Approval of the Quit Claim Deed for Certain Parcels

35 > Exhibit 3: Red-lined Version

36 > Exhibit 4: Clean Version

37 Mr. Babbar stated that he had been working with Mr. Eckert and the developer's real estate
38 counsel to ensure that the deed met all the requirements. Mr. Babbar recommended that
39 any motion to approve be in substantial form, with authorization given to the Chair or Vice
40 Chair to approve of any final changes from District Counsel prior to recording.

41 On a MOTION by Mr. Breakstone, SECONDED by Mr. Kramer, WITH ALL IN FAVOR, the Board
42 approved the Quit Claim Deed for Certain Parcels, in substantial form, subject to review and any
43 final changes by District Counsel prior to recording, and authorizing the Chair or Vice Chair to
44 approve, for the City Center Community Development District.

45 B. Form 1 Due to Supervisor of Elections by July 1, 2022

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

47 A. District Manager

48 Mr. McInnes provided an update on towing agreement enforcement, explaining that Polk County
49 Sheriff's Office ended up not allowing the District to enter into a contract with them. Mr. McInnes
50 stated that he had subsequently been able to secure a contract with High Demand Security, and
51 would be discussing with their owner following the regular meeting to have trucks out within the
52 next 48 hours.

53 B. District Attorney

54 Mr. Babbar advised that a request had been received to execute a temporary easement with Posner.
55 Mr. Babbar stated that he had reviewed the draft form of the construction easement, which was for
56 a period of two years or until development was complete and obligations to restore District property
57 had been fulfilled, and that neither he nor the District Engineer had any concerns.

58 On a MOTION by Mr. Breakstone, SECONDED by Mr. Kramer, WITH ALL IN FAVOR, the Board
59 approved the temporary easement with Posner Group Holdings LLC, subject to final approval by
60 the Chair or Vice Chair, for the City Center Community Development District.

61 C. District Engineer

62 The District Engineer was not present.

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

64 There being none, the next item followed.

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

66 There being none, the next item followed.

67 **EIGHTH ORDER OF BUSINESS – Adjournment**

68 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
69 adjourn the meeting. There being none, Mr. Kramer made a motion to adjourn the meeting.

70 On a MOTION by Mr. Kramer, SECONDED by Mr. Breakstone, WITH ALL IN FAVOR, the Board
71 adjourned the meeting at 1:10 p.m. for the City Center Community Development District.

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

75 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
76 meeting held on July 12, 2022.

77 David C. McInnes
Signature

[Handwritten Signature]
Signature

78 David C. McInnes
Printed Name

Kevin Mays
Printed Name - VICE CHAIR

79 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman