

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 9, 2022 at 1:04 p.m. at the Ramada, 43824 Highway 27, Davenport,  
6 Florida.

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	Randall Hodge	Board Supervisor, Chairman
11	Kevin Mays	Board Supervisor, Vice Chairman
12	Nadar Khatib	Board Supervisor, Assistant Secretary

13 Also present were:

14	David McInnes	District Manager, DPF Management & Consulting
15	Logan Muether	DPFG Management & Consulting
16	Tracy J. Robin	District Counsel, Straley Robin Vericker
17	Mark Wilson ( <i>via phone</i> )	District Engineer, Kimley Horn
18	Rolando Albino Sanchez	Board appointee

19 *The following is a summary of the discussions and actions taken at the August 9, 2022 City Center CDD*  
20 *Board of Supervisors Regular Meeting.*

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

22 There being none, the next item followed.

23 **THIRD ORDER OF BUSINESS – Appointment of New Supervisors**

24 A. Appointment of New Supervisors

25 On a MOTION by Mr. Khatib, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board approved  
26 the nomination of Rolando Albino Sanchez to fill the vacancy in Seat #1 in the Board of Supervisors for  
27 the City Center Community Development District.

28 ➤ Exhibit 1: Oath of Office

29 Mr. Albino was administered the Oath of Office

30 ➤ Exhibit 2: Form 1

31 ➤ Exhibit 3: New Supervisors Information Sheet

32 ➤ Exhibit 4: Sunshine Law & Code of Ethics

33 B. Acceptance of Supervisor Resignations

34 Mr. Mays submitted his resignation from the Board of Supervisors. The Board accepted his  
35 resignation.

36 Following the resignation, Mr. Robin recommended proceeding with the designation of officers,  
37 under Resolution 2022-10.

38 C. Exhibit 11: Consideration and Adoption of **Resolution 2022-10**, Designating Officers

39 **This item was presented out of order.**

40 Mr. McInnes stated that Mr. Hodge had been serving as the Chair of the Board prior to this  
41 meeting's appointments and resignations, and asked the Board who they wished to nominate as  
42 Chair moving forward.

43 On a MOTION by Mr. Khatib, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board approved  
44 the nomination of Mr. Hodge as Chair of the Board of Supervisors, for the City Center Community  
45 Development District.

46 Following the motion, Mr. McInnes asked for a motion to nominate a Vice Chair.

47 On a MOTION by Mr. Hodge, SECONDED by Mr. Khatib, WITH ALL IN FAVOR, the Board approved  
48 the nomination of Mr. Albino as Vice Chair of the Board of Supervisors, for the City Center Community  
49 Development District.

50 Following the motion, Mr. McInnes asked for a motion to adopt the Resolution to designate  
51 officers.

52 On a MOTION by Mr. Hodge, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board adopted  
53 **Resolution 2022-10**, Designating Officers for the City Center Community Development District.

54

55 On a MOTION by Mr. Hodge, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board approved  
56 recessing the regular meeting for the purpose of convening the budget public hearing, at 1:13 p.m., for the  
57 City Center Community Development District.

58 **FOURTH ORDER OF BUSINESS – FY 2023 Budget & Assessment Public Hearing**

59 A. Fiscal Year 2022-2023 Budget Public Hearing

60 1. Open the Public Hearing

61 On a MOTION by Mr. Hodge, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board approved  
62 opening the Fiscal Year 2022-2023 Budget Public Hearing, for the City Center Community Development  
63 District.

64 2. Exhibit 5: Presentation of FY 2022-2023 Budget

65 Mr. McInnes, Mr. Muether, and Mr. Robin discussed the budget with the Board.

66 3. Public Comments

67 There being none, the next item followed.

68 4. Close the Public Hearing

69 On a MOTION by Mr. Hodge, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board approved  
70 closing the Fiscal Year 2022-2023 Budget Public Hearing, for the City Center Community Development  
71 District.

72 *(The Board reconvened the regular meeting at 1:22 p.m.)*

73 B. Exhibit 6: Consideration & Adoption of **Resolution 2022-08**, Adopting the Fiscal Year 2022-2023  
74 Budget

75 On a MOTION by Mr. Albino, SECONDED by Mr. Khatib, WITH ALL IN FAVOR, the Board adopted  
76 **Resolution 2022-08**, Adopting the Fiscal Year 2022-2023 Budget, for the City Center Community  
77 Development District.

78

79 On a MOTION by Mr. Hodge, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board approved  
80 recessing the regular meeting for the purpose of convening the assessment public hearing, at 1:24 p.m., for  
81 the City Center Community Development District.

82 C. Fiscal Year 2022-2023 Assessment Public Hearing

83 1. Open the Public Hearing

84 On a MOTION by Mr. Hodge, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board approved  
85 opening the Fiscal Year 2022-2023 Assessment Public Hearing, for the City Center Community  
86 Development District.

87 2. Public Comments

88 There being none, the next item followed.

89 3. Close the Public Hearing

90 On a MOTION by Mr. Hodge, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board approved  
91 closing the Fiscal Year 2022-2023 Budget Public Hearing, for the City Center Community Development  
92 District.

93 *(The Board reconvened the regular meeting at 1:24 p.m.)*

94 D. Exhibit 7: Consideration & Adoption of **Resolution 2022-09**, Providing for the Collection &  
95 Enforcement of Special Assessments for Fiscal Year 2022-2023

96 On a MOTION by Mr. Hodge, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board adopted  
97 **Resolution 2022-09**, Providing for the Collection & Enforcement of Special Assessments for Fiscal Year  
98 2022-2023, for the City Center Community Development District.

99 **FIFTH ORDER OF BUSINESS – Administration Items**

100 A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
101 Held July 12, 2022

102 On a MOTION by Mr. Khatib, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board approved  
103 the Minutes of the Board of Supervisors Regular Meeting Held July 12, 2022, for the City Center  
104 Community Development District.

105 B. Exhibit 9: Consideration for Approval – The Minutes of the Board of Supervisors Landowners'  
106 Meeting Held November 10, 2020

107 On a MOTION by Mr. Hodge, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board approved  
108 the Minutes of the Board of Supervisors Landowners' Meeting Held November 10, 2020, for the City  
109 Center Community Development District.

110 C. Exhibit 10: Consideration for Acceptance – The June 2022 Unaudited Financial Report

111 On a MOTION by Mr. Albino, SECONDED by Mr. Khatib, WITH ALL IN FAVOR, the Board accepted  
112 the June 2022 Unaudited Financial Report, for the City Center Community Development District.

113 **SIXTH ORDER OF BUSINESS – Business Items**

114 A. Exhibit 12: Consideration and Adoption of **Resolution 2022-11**, Adopting FY 2023 Meeting  
115 Schedule

116 On a MOTION by Mr. Albino, SECONDED by Mr. Khatib, WITH ALL IN FAVOR, the Board adopted  
117 **Resolution 2022-11**, Adopting FY 2023 Meeting Schedule, for the City Center Community Development  
118 District.

119 B. Exhibit 13: Consideration and Adoption of **Resolution 2022-12**, Setting Landowners' Election

120 On a MOTION by Mr. Hodge, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board adopted  
121 **Resolution 2022-12**, Setting Landowners' Election, for the City Center Community Development District.

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

123 A. District Manager

124 Mr. McInnes provided an update on towing issues for the CDD, noting that the problem had  
125 improved but trucks were still being towed occasionally.

126 B. District Attorney

127 Mr. Robin noted that copies of some of the deeds had come in as part of ongoing discussions on  
128 ownership and responsibility of maintenance.

129 C. District Engineer

130 ➤ Grand View Parkway Issue Briefing

131 Mr. Wilson noted that a meeting with County staff regarding ownership of Grand View  
132 Parkway was planned but had not yet occurred. Discussion ensued regarding advantages  
133 and disadvantages of County ownership and maintenance.

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

135 There being none, the next item followed.

136 **NINTH ORDER OF BUSINESS – Audience Comments - New Business**

137 There being none, the next item followed.

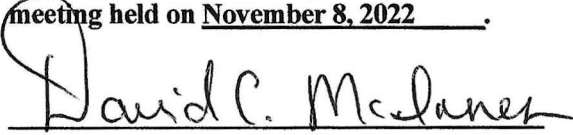
138 **TENTH ORDER OF BUSINESS – Adjournment**

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

141 On a MOTION by Mr. Albino, SECONDED by Mr. Khatib, WITH ALL IN FAVOR, the Board adjourned  
142 the meeting at 1:55 p.m. for the City Center Community Development District.

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

146 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
147 meeting held on November 8, 2022.

148   
Signature

  
Signature

149 David C. McInnes  
Printed Name

RANDALL HODGE  
Printed Name

150 Title:  Secretary     Assistant Secretary

Title:  Chairman     Vice Chairman