

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 8, 2023 at 1:11 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	Rolando Albino	Board Supervisor, Vice Chairman
12	Mahmoud “Tommy” Khatib	Board Supervisor, Assistant Secretary

13 Also present were:

14	David McInnes	District Manager, Vesta District Services
15	Logan Muether (<i>via phone</i>)	Vesta District Services
16	Tracy Robin (<i>via phone</i>)	District Counsel, Straley Robin Vericker
17	Victor Khatib	Board Appointee

18 *The following is a summary of the discussions and actions taken at the August 8, 2023 City Center CDD*
19 *Board of Supervisors Regular Meeting.*

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

21 There were no comments from any audience members.

22 **THIRD ORDER OF BUSINESS – Office of Elected Supervisors**

23 Mr. Hodge announced that he was resigning from the Board of Supervisors.

24 A. Consideration of Appointments to Board Vacancies

25 Mr. Tommy Khatib nominated Mr. Victor Khatib to serve on the Board in the vacancy on Seat #2,
26 previously held by Mr. Hodge. There was no opposition to the nomination.

27 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
28 appointed Victor Khatib to replace the vacancy on Seat #2 of the Board of Supervisors, for the City Center
29 Community Development District.

30 B. Exhibit 1: Oath of Office

31 The Oath of Office was administered to Mr. Victor Khatib.

32 C. Acceptance or Waiver of Compensation

33 D. Exhibit 2: New Supervisor Information Sheet

34 E. Exhibit 3: Form 1

35 F. Exhibit 4: Review of Sunshine Law & Supervisor Duties

36 Mr. Robin stated that a packet with specific information on Sunshine Law and public records would
37 be sent from his office to Mr. Victor Khatib.

38 **FOURTH ORDER OF BUSINESS – Consent Agenda**

- 39 A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
- 40 Held May 9, 2023
- 41 B. Exhibit 6: Consideration for Acceptance – The May 2023 Unaudited Financial Report
- 42 C. Exhibit 7: Consideration for Acceptance – The June 2023 Unaudited Financial Report
- 43 D. Exhibit 8: Presentation of the Final Rebatable Arbitrage Liability Computation for Series 2005A
- 44 Bonds
- 45 E. Exhibit 9: Presentation of the Final Rebatable Arbitrage Liability Computation for Series 2007A
- 46 Bonds

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

49

50 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
 51 approved recessing the regular meeting for the purpose of conducting the Fiscal Year 2023-2024 Budget
 52 Public Hearing, for the City Center Community Development District.

53

(The Board recessed the regular meeting at 1:19 p.m.)

FIFTH ORDER OF BUSINESS – FY 2023-2024 Budget & Assessment Public Hearing

- 55 A. Fiscal Year 2023-2024 Budget Public Hearing
- 56 > Open the Public Hearing

57 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
 58 approved opening the Fiscal Year 2023-2024 Budget Public Hearing for the City Center Community
 59 Development District.

- 60 > Exhibit 10: Presentation of FY 2023-2024 Budget
- 61 Mr. McInnes provided an overview of various line item changes throughout the budget,
- 62 and stated that there had been no changes to the budget from the form that had been
- 63 approved earlier in the year.
- 64 > Public Comments
- 65 There being none, the next item followed.
- 66 > Close the Public Hearing

67 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
 68 approved closing the Fiscal Year 2023-2024 Budget Public Hearing for the City Center Community
 69 Development District.

(The Board reconvened the regular meeting at 1:32 p.m.)

- 71 B. Exhibit 11: Consideration & Adoption of **Resolution 2023-07**, Adopting Final Budget for FY
- 72 2023-2024
- 73 Mr. McInnes asked that any motion to adopt the budget be made in substantial form, to account for
- 74 any possible scrivener’s errors that might need correction.

75 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
 76 adopted **Resolution 2023-07**, Adopting Final Budget for FY 2023-2024, in substantial form, for the City
 77 Center Community Development District.

78

79 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
 80 approved recessing the regular meeting for the purpose of conducting the Fiscal Year 2023-2024
 81 Assessment Public Hearing, for the City Center Community Development District.

82 *(The Board recessed the regular meeting at 1:34 p.m.)*

83 C. Fiscal Year 2023-2024 Assessment Public Hearing

84 > Open the Public Hearing

85 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
 86 approved opening the Fiscal Year 2023-2024 Assessment Public Hearing for the City Center Community
 87 Development District.

88 > Public Comments

89 Mr. Muether provided an overview of the assessment methodology and the specific land
 90 uses calculated.

91 There were no public comments.

92 > Close the Public Hearing

93 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
 94 approved opening the Fiscal Year 2023-2024 Assessment Public Hearing for the City Center Community
 95 Development District.

96 *(The Board reconvened the regular meeting at 1:37 p.m.)*

97 D. Exhibit 12: Consideration & Adoption of **Resolution 2023-08**, Levying O&M Assessments for FY
 98 2023-2024

99 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
 100 adopted **Resolution 2023-08**, Levying O&M Assessments for FY 2023-2024, for the City Center
 101 Community Development District.

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

103 A. Exhibit 13: Consideration and Adoption of **Resolution 2023-09**, Designating Officers

104 Mr. Tommy Khatib nominated Mr. Albino to serve as Chair of the Board of Supervisors. There
 105 was no opposition heard.

106 Mr. Albino nominated Mr. Tommy Khatib to serve as Vice Chair of the Board of Supervisors.
 107 There was no opposition heard.

108 Mr. McInnes stated that Mr. Victor Khatib would serve as Assistant Secretary on the Board of
 109 Supervisors.

110 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
 111 adopted **Resolution 2023-09**, Designating Officers, for the City Center Community Development District.

112 B. Exhibit 14: Consideration and Adoption of **Resolution 2023-10**, Adopting FY 2023-2024 Meeting
 113 Dates
 114 Mr. McInnes recommended moving forward with changing the meeting location to the Holiday Inn
 115 Express also located in Davenport, and stated that they could continue with the same times and
 116 dates.

117 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
 118 adopted **Resolution 2023-10**, Adopting FY 2023-2024 Meeting Dates, for the City Center Community
 119 Development District.

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

121 A. District Manager
 122 Mr. McInnes noted difficulties in communicating with the District’s auditor, with issues stemming
 123 from their lack of responsiveness and professionalism. Mr. McInnes noted that the District was two
 124 years into a three-year contract with their auditor.

125 B. District Attorney
 126 Mr. Robin recommended trying to stay with the auditor’s contract, expressing concerns that
 127 cancelling the contract would exacerbate further problems. Mr. Robin additionally clarified
 128 previous comments mentioning a future meeting as being to clarify the history of the debt
 129 assessments with a Board member who was a property owner, and not a meeting to discuss other
 130 regular District business. Mr. Robin also stated that there had not been any communications from
 131 Polk County regarding the acceptance of the roads, though anticipated hearing back by the end of
 132 the fall season.

133 C. District Engineer
 134 The District Engineer was not present.

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

136 There being none, the next item followed.

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

138 There being none, the next item followed.

139 **TENTH ORDER OF BUSINESS – Adjournment**

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

142 On a MOTION by Mr. Albino, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board
 143 adjourned the meeting at 1:50 p.m. for the City Center Community Development District.

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

147 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
148 meeting held on 11-14-2023.

149 David C. McInnes
Signature

Rolando Albino
Signature

150 David C. McInnes
Printed Name

Rolando Albino
Printed Name

151 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman