

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, November 8, 2022 at 1:17 p.m. at the Ramada, 43824 Highway 27,
6 Davenport, 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	Nader Khatib	Board Supervisor, Assistant Secretary

13 Also present were:

14	David McInnes	District Manager, DPFM Management & Consulting
15	Tracy J. Robin (<i>via phone</i>)	District Counsel, Straley Robin Vericker
16	Mark Wilson (<i>via phone</i>)	District Engineer, Kimley Horn

17 *The following is a summary of the discussions and actions taken at the November 8, 2022 City Center CDD*
18 *Board of Supervisors Regular Meeting.*

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

20 There being none, the next item followed.

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

- 22 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
23 Held August 9, 2022

24 On a MOTION by Mr. Khatib, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board approved
25 the Minutes of the Board of Supervisors Regular Meeting Held August 9, 2022, for the City Center
26 Community Development District.

- 27 B. Exhibit 2: Consideration for Acceptance – The September 2022 Unaudited Financial Report

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

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

- 31 A. Exhibit 3: Administration of Oath of Office to Elected Supervisors

32 Mr. Khatib was administered the Oath of Office.

- 33 B. Exhibit 4: Consideration and Adoption of **Resolution 2023-01**, Designating Signatories

34 Mr. McInnes explained that this Resolution added Ms. Alexander, the Chair, and the Vice Chair as
35 signatories.

36 On a MOTION by Mr. Albino, SECONDED by Mr. Khatib, WITH ALL IN FAVOR, the Board adopted
37 **Resolution 2023-01**, Designating Signatories, for the City Center Community Development District.

- 38 C. Exhibit 5: Consideration and Adoption of **Resolution 2023-02**, Designating Officers
39 The Board opted to retain Mr. Hodge as Chair and Mr. Albino as Vice Chair.

40 On a MOTION by Mr. Hodge, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board adopted
41 **Resolution 2023-02**, Designating Signatories, for the City Center Community Development District.

- 42 D. Discussion of Posner Blvd Four Way Traffic Stop

43 The Board discussed the viability of a four-way traffic stop on Posner Boulevard with the District
44 Engineer, with additional comments about a potential roundabout to alleviate traffic congestion.
45 Mr. Wilson advised that this intersection had been discussed with the Department of Transportation
46 and they had determined that a four-way stop would not work

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

- 48 A. District Manager

49 Mr. McInnes stated that he had been in contact with Yellowstone and hoped to have more
50 information for the next meeting.

- 51 B. District Attorney

52 Mr. Robin stated that the CDD had missed the June 30 deadline for the audit and requested a
53 timeline for compliance. Mr. McInnes explained the purpose of the audit, and the changes in
54 auditing firms and office personnel to provide further context. Mr. Robin advised that the final
55 deadline was December 19, and Mr. McInnes stated that it was the auditing firm's belief that they
56 would be able to submit their audits a few days before the deadline. Mr. McInnes noted that if the
57 deadline was not able to be met, they would be in communication with the state regarding why they
58 were unable to meet the deadline and what they would do to ensure this did not happen in the future.

59 Mr. Robin also advised that the CDD was now the owner of the billboard on the property, and as
60 an asset of the District, the billboard's lease would be providing the CDD with associated rent
61 payments as revenue, at approximately \$8,000 per year.

- 62 C. District Engineer

- 63 > Historical Perspective on Upcoming CDD Issues

64 Mr. Wilson explained the terms of some initial partnerships that the CDD had made with
65 Polk County during its establishment, as they pertained to the County discussing taking
66 over ownership and maintenance responsibilities of Grandview Parkway. Following
67 discussion, the Board agreed for District staff to continue working with the County on the
68 matter.

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

70 There being none, the next item followed.

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

72 There being none, the next item followed.

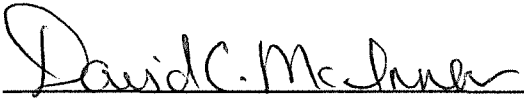
73 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

76 On a MOTION by Mr. Albino, SECONDED by Mr. Khatib, WITH ALL IN FAVOR, the Board adjourned
77 the meeting at 1:54 p.m. for the City Center Community Development District.

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

81 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
82 meeting held on 2/14/2023.

83 
Signature


Signature

84 David C. McInnes
Printed Name

RANDALL HODGE
Printed Name

85 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman