

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, May 9, 2023 at 1:01 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	Whitney Sousa (<i>via phone</i>)	District Counsel, Straley Robin Vericker
16	Dana Bryant	Yellowstone Landscape

17 *The following is a summary of the discussions and actions taken at the May 9, 2023 City Center CDD*
18 *Board of Supervisors Regular Meeting.*

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

20 There were no comments from any audience members.

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

22 A. Consideration of Appointments to Board Vacancies

23 The candidate for appointment was not in attendance at the meeting.

24 B. Exhibit 1: Oath of Office

25 C. Acceptance or Waiver of Compensation

26 D. Exhibit 2: New Supervisor Information Sheet

27 E. Exhibit 3: Form 1

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

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

30 A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
31 Held February 14, 2023

32 B. Exhibit 6: Consideration for Acceptance – The January 2023 Unaudited Financial Report

33 C. Exhibit 7: Consideration for Acceptance – The February 2023 Unaudited Financial Report

34 D. Exhibit 8: Consideration for Acceptance – The March 2023 Unaudited Financial Report

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

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

38 A. Exhibit 9: Consideration and Approval of FY 2024 Proposed Budget

39 Mr. McInnes provided an overview of the proposed budget, noting the changes to various line
40 items. Mr. McInnes highlighted a new line item that combined line items for electricity and street
41 lights, as well as another proposed item for security patrol, as the current security was being paid
42 out of contingency. Mr. McInnes noted a proposed increase to the facility rental line item, and
43 explained that this increase would be used for locating a new space for future CDD Board meetings,
44 adding that he expected that this item would decrease by the August meeting's public hearing.
45 Additional discussion ensued regarding a potential contract for security services. Following
46 discussion, the Board came to an agreement to increase the facility rental expenditure line item
47 from \$600 to \$2,000.

48 On a MOTION by Mr. Albino, SECONDED by Mr. Khatib, WITH ALL IN FAVOR, the Board approved
49 the FY 2024 Proposed Budget, as amended, for the City Center Community Development District.

50 B. Exhibit 10: Consideration and Adoption of **Resolution 2023-05**, Approving a Proposed Budget for
51 Fiscal Year 2023/2024 and Setting a Public Hearing

52 On a MOTION by Mr. Albino, SECONDED by Mr. Khatib, WITH ALL IN FAVOR, the Board adopted
53 **Resolution 2023-05**, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public
54 Hearing, for the City Center Community Development District.

55 C. Exhibit 11: Consideration and Adoption of **Resolution 2023-06**, Designating Officers

56 This item was withdrawn from consideration, as no change to the Board or existing slate of officers
57 had occurred.

58 D. Exhibit 12: Consideration of Yellowstone Landscape Posner Park Mulch Proposal - \$18,082.68

59 On a MOTION by Mr. Albino, SECONDED by Mr. Khatib, WITH ALL IN FAVOR, the Board approved
60 the Yellowstone Landscape Posner Park Mulch Proposal, in the amount of \$18,082.68, for the City Center
61 Community Development District.

62 E. Exhibit 13: Consideration of Yellowstone Landscape Posner Park Blvd. Rehabilitation Proposal
63 Options

64 ➤ 1 Gallon - \$29,268.29

65 ➤ 3 Gallon - \$35,833.33

66 On a MOTION by Mr. Hodge, SECONDED by Mr. Albino, WITH ALL IN FAVOR, the Board approved
67 the Yellowstone Landscape Posner Park Blvd. Rehabilitation Proposal, with the 1 Gallon option, in the
68 amount of \$29,268.29, for the City Center Community Development District.

69 F. Authorization to Terminate City of Lake Alfred MOU for Storage of District Records

70 The Board directed District Management to terminate the agreement for storage of District Records
71 at the City of Lake Alfred.

72 G. Designation of Vesta District Services, located at 250 International Parkway, Ste. 208,
73 Lake Mary, FL as the location for permanent storage and maintenance of District Records

74 The Board agreed to designate the offices of Vesta District Services for the storage and
75 maintenance of CDD records.

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

77 A. District Manager

78 Mr. McInnes noted that an altercation with a truck driver had been reported to him on May 7 by
79 the security guard company, and that the driver had been trespassed off of District property.

80 B. District Attorney

81 Mr. Robin stated that he had nothing further to report.

82 C. District Engineer

83 The District Engineer was not present. Mr. McInnes stated that the District Engineer did not have
84 anything to report.

85 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

86 There being none, the next item followed.

87 **EIGHTH ORDER OF BUSINESS – Audience Comments - New Business**

88 There being none, the next item followed.


89 **NINTH ORDER OF BUSINESS – Adjournment**

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

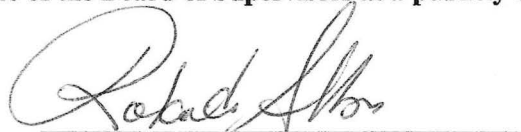
92 On a MOTION by Mr. Albino, SECONDED by Mr. Khatib, WITH ALL IN FAVOR, the Board adjourned
93 the meeting at 1:50 p.m. for the City Center Community Development District.

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

97 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
98 meeting held on August 8, 2023.

99 

Signature



Signature

100 David C. McInnes

Printed Name

Rolando Albino

Printed Name

101 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman