

**PARK EAST
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
NOVEMBER 04, 2021**

**PARK EAST
COMMUNITY DEVELOPMENT DISTRICT AGENDA
NOVEMBER 04, 2021 AT 2:00 P.M.
THE OFFICES OF MERITUS DISTRICTS
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

District Board of Supervisors	Chair Vice-Chair Supervisor Supervisor Supervisor	Jeffery S. Hills Nicholas J. Dister Ryan Motko Steven K. Luce Alberto Viera
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **2:00 p.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Park East Community Development District

Dear Board Members:

The Regular Meeting of Park East Community Development District will be held on **November 04, 2021 at 2:00 p.m. at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Consideration of Resolution 2022-03; District Expansion.....Tab 01
- B. Consideration of Resolution 2022-04; Amended Delegation Resolution.....Tab 02
 - i. Master Trust Indenture.....Page 07
 - ii. First Supplemental Trust Indenture.....Page 102
 - iii. Preliminary Limited Offering Memorandum.....Page 151
- C. General Matters of the District

4. CONSENT AGENDA ITEMS

- A. Consideration of the Public Hearing, Audit Committee & Regular Meeting Minutes October 07, 2021..... Tab 03

5. VENDOR AND STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

6. BOARD MEMBERS COMMENTS

7. PUBLIC COMMENTS

8. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Brian Lamb, CEO
Meritus

RESOLUTION NO. 2022-03

A RESOLUTION AUTHORIZING THE AMENDMENT OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE CITY COMMISSIONERS OF THE CITY OF PLANT CITY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Park East Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the Park East Community Development District (the "**Petition**") for the area described in **Exhibit "A"** attached hereto.

NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby authorizes and approves the amendment of the District boundaries, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the City Commissioners of the City of Plant City, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, and the District Manager to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the City Commissioners of the City of Plant City, Florida.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE 4TH DAY OF NOVEMBER, 2021.

Attest:

**Park East Community
Development District**

Name: _____
Secretary/Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of Supervisors

RESOLUTION NO. 2022-04

A RESOLUTION OF PARK EAST COMMUNITY DEVELOPMENT DISTRICT, AMENDING AND SUPPLEMENTING CERTAIN PROVISIONS OF RESOLUTION NO. 2021-34 RELATING TO THE ISSUANCE OF ITS PARK EAST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2021; INCREASING THE AMOUNT OF BONDS AUTHORIZED TO BE ISSUED FROM \$11,500,000 TO \$14,000,000; RATIFYING AND CONFIRMING ALL ACTIONS HERETOFORE TAKEN RELATING TO THE SALE OF THE SERIES 2021 BONDS; PROVIDING FOR INCIDENTAL ACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of Park East Community Development District (the "District") duly adopted Resolution No. 2021-23 on July 1, 2021 (the "Authorizing Resolution"), authorizing the issuance of not to exceed \$30,275,000 in aggregate principal amount of its Special Assessment Bonds (the "Bonds") in one or more series; and

WHEREAS, the Board thereafter duly adopted Resolution No. 2021-34 on September 2, 2021 (the "Original Delegation Resolution"), authorizing the issuance of not to exceed \$11,500,000 in aggregate principal amount of its Special Assessment Bonds, Series 2021 (Assessment Area One Project) (the "Series 2021 Bonds"), which Series 2021 Bonds have not yet been issued; and

WHEREAS, the District desires to amend the not to exceed principal amount of the Series 2021 Bonds to better reflect its current plan of finance and to amend the designation of the Series 2021 Bonds; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PARK EAST COMMUNITY DEVELOPMENT DISTRICT, as follows:

Section 1. Defined Terms. Any term used herein and not otherwise defined shall have the meaning given to such term in the Original Delegation Resolution.

Section 2. Bond Designation. The Series 2021 Bonds shall be styled as the "Park East Community Development District Special Assessment Bonds, Series 2021 (Series 2021 Project)" or such other designation as shall be approved by the Chairman or Vice Chairman at the time of issuance of the Series 2021 Bonds, which designation shall be evidenced by the execution and delivery of the Series 2021 Bonds by the District.

Section 3. Par Amount of the Series 2021 Bonds. The Original Delegation Resolution is hereby amended to provide that the principal amount of the Series 2021 Bonds shall be \$14,000,000, reflecting an increase from the not to exceed principal amount of \$11,500,000 authorized in the Original Delegation Resolution.

Section 4. Public Meetings. It is hereby found and determined that all formal actions of the District concerning and relating to the adoption of this Resolution and the consummation of the transactions contemplated by this Resolution were adopted in open meetings of the District,

pursuant to all applicable laws and orders, and that all deliberations of the District that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

Section 5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 6. Inconsistent Proceedings. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

Section 7. Ratification of Original Delegation Resolution. Except to the extent modified herein, the Original Delegation Resolution of the District is hereby ratified, confirmed and approved in all respects.

Section 8. Effective Date. This Resolution shall take effect immediately upon its adoption.

ADOPTED this 4th day of November, 2021.

**PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary, Board of Supervisors

Chairperson, Board of Supervisors

[SEAL]

**PARK EAST
COMMUNITY DEVELOPMENT DISTRICT**

October 7, 2021 Minutes of Public Hearing, Audit Committee & Regular Meeting

Minutes of the Public Hearing, Audit Committee & Regular Meeting

The Public Hearing, Audit Committee & Regular Meeting of the Board of Supervisors for the Park East Community Development District was held on **Thursday, October 7, 2021 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

Brian Lamb called the Public Hearing, Audit Committee & Regular Meeting of the Board of Supervisors of the Park East Community Development District to order on **Thursday, October 7, 2021 at 2:35 p.m.**

Board Members Present and Constituting a Quorum:

Nick Dister	Vice-Chair
Steve Luce	Supervisor
Ryan Motko	Supervisor
Alberto Viera	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the public hearing.

40 **4. PUBLIC HEARING ON LEVYING SPECIAL ASSESSMENTS**

41 **A. Open Public Hearing on Levying Special Assessments**

42
43 MOTION TO: Open the public hearing.
44 MADE BY: Supervisor Motko
45 SECONDED BY: Supervisor Luce
46 DISCUSSION: None further
47 RESULT: Called to Vote: Motion PASSED
48 4/0 - Motion Passed Unanimously

49 **B. Staff Presentations**

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51
52 Mr. Lamb went over the resolution with the Board.

53
54 **C. Public Comments**

55
56 There were no public comments.

57
58 **D. Consideration of Resolution 2022-01; Levying Special Assessments**

59
60 The Board reviewed the resolution.

61
62 MOTION TO: Approve Resolution 2022-01.
63 MADE BY: Supervisor Luce
64 SECONDED BY: Supervisor Dister
65 DISCUSSION: None further
66 RESULT: Called to Vote: Motion PASSED
67 4/0 - Motion Passed Unanimously

68
69 **E. Close Public Hearing on Levying Special Assessments**

70
71 The public hearing was closed.

72
73
74 **5. RECESS TO AUDIT COMMITTEE MEETING**

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76 Mr. Lamb directed the Board to recess to the Audit Committee meeting.
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80 **6. AUDIT COMMITTEE MEETING**

81 **A. Open the Audit Committee Meeting**

82
83 The Audit Committee meeting was opened.

84
85 **B. Evaluate and Rank the Audit Proposals**

86 **i. *Grau & Associates***

87 **C. Finalize the Ranking and Consideration of Audit Committee Recommendation**

88
89 The Committee reviewed the audit proposal from Grau & Associates and ranked it number one.

90
91

MOTION TO:	Rank Grau & Associates as number one.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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98 **D. Close the Audit Committee Meeting**

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100 The Audit Committee meeting was closed.

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103 **7. RETURN AND PROCEED TO REGULAR MEETING**

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105 Mr. Lamb directed the Board to return and proceed to the regular meeting.

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108 **8. BUSINESS ITEMS**

109 **A. Consideration of Audit Committee Recommendations and Evaluation**

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111 The Board reviewed the Audit Committee's ranking and recommendation.

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MOTION TO:	Move forward with the Audit Committee's ranking
	and recommendation and authorize staff to negotiate
	the final contract and terms with Grau & Associates.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

123 **B. Consideration of Resolution 2022-02; Setting FY 2022 Meeting Schedule**
124

125 The Board reviewed the resolution and meeting schedule for FY 2022.
126

127	MOTION TO:	Approve Resolution 2022-02.
128	MADE BY:	Supervisor Motko
129	SECONDED BY:	Supervisor Dister
130	DISCUSSION:	None further
131	RESULT:	Called to Vote: Motion PASSED
132		4/0 - Motion Passed Unanimously

133 **C. Consideration of Proposal for District Engineering Services**
134

135 *i. Stantec*
136

137 The Board reviewed the proposal from Stantec for District Engineering services and ranked
138 Stantec as number one.
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140	MOTION TO:	Rank Stantec as number one and authorize staff to
141		finalize terms of services with Stantec.
142	MADE BY:	Supervisor Dister
143	SECONDED BY:	Supervisor Motko
144	DISCUSSION:	None further
145	RESULT:	Called to Vote: Motion PASSED
146		4/0 - Motion Passed Unanimously

147 **D. General Matters of the District**
148

149 There were no additional general matters to discuss.
150
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153 **9. CONSENT AGENDA ITEMS**

- 154 **A. Consideration of Special Organizational Meeting Minutes July 1, 2021**
- 155 **B. Consideration of Landowners Election Minutes August 5, 2021**
- 156 **C. Consideration of Audit Committee & Regular Meeting Minutes August 5, 2021**
- 157 **D. Consideration of Public Hearing & Regular Meeting September 2, 2021**

158
159 The Board reviewed the Consent Agenda items.
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MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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10. VENDOR AND STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

There were no additional reports from staff.

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11. SUPERVISOR REQUESTS AND COMMENTS

There were no supervisor requests or comments.

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12. AUDIENCE COMMENTS

There were no audience comments.

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13. ADJOURNMENT

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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198 **Please note the entire meeting is available on disc.*

199
200 **These minutes were done in summary format.*

201
202 **Each person who decides to appeal any decision made by the Board with respect to any matter*
203 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
204 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
205 *based.*

206
207 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
208 **noticed meeting held on _____.**

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212 _____
212 **Signature** _____
212 **Signature**

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214 _____
214 **Printed Name** _____
214 **Printed Name**

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217 **Title:** **Title:**
218 **Secretary** **Chairman**
219 **Assistant Secretary** **Vice Chairman**

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224 *Recorded by Records Administrator*

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227 _____
228 *Signature*

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230 _____
231 *Date*

