

1 **MINUTES OF MEETING**
2 **CITY CENTER**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Regular Meeting of the Board of Supervisors of the City Center Community Development
6 District was held on Tuesday, January 12, 2016 at 1:00 p.m. at Ramada, 43824 Hwy 27, Davenport,
7 Florida.

8 **FIRST ORDER OF BUSINESS – Roll Call**

9 Ms. Comings-Thibault called the meeting to order.

10 Present and constituting a quorum were:

11 Noah Breakstone	Board Supervisor, Chairman
12 Dave D'Ambrosio	Board Supervisor, Vice Chairman
13 Paul Abbott	Board Supervisor, Assistant Secretary
14 Andrew Goldberg	Board Supervisor, Assistant Secretary
15 Kevin Mays (after oath)	Board Supervisor, Assistant Secretary

16 Also present were:

17 Patricia Comings-Thibault	District Manager/Treasurer, DPFG
18 Nandra Ramnarine	District Manager
19 Mike Eckert	Hopping Green & Sams
20 Tracy Robin	District Counsel, Straley & Robin
21 Mark Wilson	District Engineer

22 **Pledge of Allegiance**

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

24 There being none, next item followed.

25 **THIRD ORDER OF BUSINESS – Administrative Matters**

26 **A. Addendum of Item to Agenda**

27 Ms. Comings-Thibault requested an item be added to the Agenda: the resignation of Supervisor
28 Andrew Goldberg.

29 On a MOTION by Mr. Breakstone, SECONDED by Mr. Abbott, WITH ALL IN FAVOR, the Board
30 agreed to the addendum of the resignation of Supervisor Goldberg to the agenda for the City Center
31 Community Development District.

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33 **B. Resignation of Supervisor Goldberg**

34 On a MOTION by Mr. Breakstone, SECONDED by Mr. Abbott, WITH ALL IN FAVOR, the Board
35 accepted the resignation of Supervisor Goldberg for the City Center Community Development District.

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37 **C. Nomination for Open Supervisor Seat**

38 On a MOTION by Mr. Breakstone, SECONDED by Mr. Abbott, WITH ALL IN FAVOR, the Board
39 nominated Mr. Kevin Mays a member of the Board of Supervisors for the City Center Community
40 Development District.

41
42 **D. Oath of Office – Newly Elected Supervisor**

43 Mr. Mays read and signed the Oath of Office.

44 Ms. Comings-Thibault explained the Sunshine Law and Public Records.

45 (At this time, Chairman Breakstone left the meeting due to an emergency)

46
47 **A. Approval of Minutes of August 11, 2015 Meeting**

48 Ms. Comings-Thibault presented the minutes of the August 11, 2015 meeting and asked for
49 comments, questions or corrections.

50 On a MOTION by Mr. Abbott, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the Board
51 approved the minutes of the Board of Supervisors meeting held on August 11, 2015 for the City Center
52 Community Development District.

53
54 **B. Acceptance of the Unaudited November 2015 Financial Statements**

55 Ms. Comings-Thibault presented the Unaudited November 2015 Financial Statements and asked
56 for comments or questions.

57 On a MOTION by Mr. Abbott, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the Board
58 accepted the Unaudited November 2015 Financial Statement for the City Center Community
59 Development District.

60
61 **FOURTH ORDER OF BUSINESS – Business Items**

62 **A. Consideration of Matters Regarding Utility Reconnection**

63 **1. Acquisition of Design Plans**

64 **➤ Consideration of Bill of Sale for Work Product for Reclaimed Water**
65 **Connection Improvements**

66 Mr. Wilson explained the Bill of Sale for Work Product for Reclaimed Water
67 Connection Improvements and asked for comments or questions.

68 Discussion ensued.

69 On a MOTION by Mr. Abbott, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the Board
70 approved the Bill of Sale for Work Product for Reclaimed Water Connection Improvements for the City
71 Center Community Development District.

72
73 **➤ Consideration of Acknowledgement and Release Work Product for**
74 **Reclaimed Water Connection Improvements**

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76 On a MOTION by Mr. Abbott, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the Board
77 approved the Acknowledgement and Release Work Product for Reclaimed Water Connection
78 Improvements for the City Center Community Development District.

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80 **2. Contractor Proposal and Form of Agreement**

81 **➤ Consideration of Construction Agreement**

82 On a MOTION by Mr. Abbott, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the Board
83 approved the Construction Agreement in substantial form for the City Center Community Development
84 District.

85
86 **➤ Construction Plan for Reclaimed Tie-In**

87 **➤ Proposals:**

- 88 a. **Ten Brink Underground - \$43,805**
89 b. **Killebrew, Inc. - \$102,816**

90 On a MOTION by Mr. Abbott, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the Board
91 authorized the Chairman and District Engineer to negotiate and execute a contract in the form previously
92 approved and in an amount not to exceed \$102,816, for the reclaimed water connection improvements,
93 and with one of the proposers, for the City Center Community Development District.

94
95 **3. Consideration of Construction Administration Proposal (Separate Cover)**

96 On a MOTION by Mr. Abbott, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the Board
97 approved the Construction Administration Proposal in an amount not to exceed \$3,500 for the City Center
98 Community Development District.

99
100 **4. Consideration of Construction Funding Agreement**

101 On a MOTION by Mr. Abbott, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the Board
102 approved the Construction Funding Agreement in substantial form and not to exceed \$120,000 for the
103 City Center Community Development District.

104
105 **FIFTH ORDER OF BUSINESS – STAFF REPORTS**

106 **A. Manager**

107 There being none, the next item followed.

108 **B. Attorney**

109 There being none, next item followed.

110 **C. Engineer**

111 There being none, the next item followed.

112 **SIXTH ORDER OF BUSINESS – Public Comments**

113 There being none, next item followed.

114 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

115 There being none, the next item followed.

116 **EIGHTH ORDER OF BUSINESS – Adjournment**

117 On a MOTION by Mr. Abbott, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the Board
118 adjourned the meeting for the City Center Community Development District.

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126 **Each person who decides to appeal any decision made by the Board with respect to any matter*
127 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
128 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
129

130 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
131 meeting held on _____.

132 Patricia Conig-Thibault

133 Signature

134 Patricia Conig-Thibault

135 Printed Name

136 Title: Secretary Assistant Secretary

137

Noah Breakstone

Signature

Noah Breakstone

Printed Name

Title: Chairman Vice Chairman