

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, June 14, 2016 at 1:00 p.m. at Ramada, 43824 Hwy 27, Davenport, Florida.

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

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

10 Present and constituting a quorum were:  
11

12 Noah Breakstone	Board Supervisor, Chairman
13 Dave D’Ambrosio	Board Supervisor, Vice Chairman
14 Daniel Beck	Board Supervisor, Assistant Secretary

15 Also present were:  
16

17 Patricia Comings-Thibault	District Manager/Treasurer, DPF
18 Jere Earlywine	District Counsel
19 Tracy Robin	District Counsel, Straley & Robin
20 Don Fitzgerald	Fitzgerald Law Firm-Miami
21 Brenda Nestor	Audience

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

24 Mr. Fitzgerald requested information on Supervisor Mays.  
25

26 Ms. Nestor requested copy of minutes for the January 2016 meeting and today's meeting.  
27

28 **THIRD ORDER OF BUSINESS – Administrative Matters**  
29

30 **A. Consideration of Resolution 2016-01 Approval of FY 2016/2017 Proposed Budget  
31 and Setting the Public Hearing**

32 Ms. Comings-Thibault presented Resolution 2016-01 Approval of FY 2016/2017 Proposed  
33 Budget and Setting the Public Budget Hearing and asked for comments or questions.  
34

35 On a MOTION by Mr. Breakstone, SECONDED by Mr. Beck, WITH ALL IN FAVOR, the Board  
36 adopted Resolution 2016-01 Approval of FY 2016/2017 Proposed Budget and Setting the Public Hearing  
37 for August 9, 2016 at 1:00 p.m. at the Ramada, 43824 Hwy. 27, Davenport, Florida for the City Center  
38 Community Development District.

39 **B. Consideration of Resolution 2016-02 Landowners Election**  
40

41 Ms. Comings-Thibault presented Resolution 2016-02 Landowners Election and asked for  
42 comments or questions.  
43  
44  
45  
46  
47  
48  
49

50 Discussion ensued. The seats that are up for election are Seat #1 - Mr. D'Ambrosio, Seat #5 –  
51  
52 Mr. Mays and Seat #2 - Mr. Abbott.  
53

54 On a MOTION by Mr. Breakstone, SECONDED by Mr. Beck, WITH ALL IN FAVOR, the Board  
55 adopted Resolution **2016-02** Landowners Election set for November 8, 2016 at 1:00 p.m. at the Ramada,  
56 43824 Hwy. 27, Davenport, Florida for the City Center Community Development District.

57  
58 **C. Consideration of Resolution 2016-03 Designating Public Depository**  
59

60 Ms. Comings-Thibault presented Resolution 2016-03 Designating Public Depository and asked  
61 for comments or questions.  
62  
63

64 On a MOTION by Mr. Breakstone, SECONDED by Mr. Beck, WITH ALL IN FAVOR, the Board  
65 adopted Resolution **2016-03** Designating Public Depository as Bank United for the City Center  
66 Community Development District.

67  
68 **D. Approval of the January 12, 2016 Meeting Minutes**  
69

70 Ms. Comings-Thibault presented the January 12, 2016 Meeting Minutes and asked for comments,  
71 questions or corrections.  
72  
73

74 On a MOTION by Mr. Breakstone, SECONDED by Mr. Beck, WITH ALL IN FAVOR, the Board  
75 approved the January 12, 2016 Meeting Minutes for the City Center Community Development District.

76  
77 **E. Acceptance of the Unaudited April 2016 Financial Statements**  
78

79 Ms. Comings-Thibault presented the Unaudited April 2016 Financial Statements and asked for  
80 comments,  
81 questions or corrections.  
82  
83

84 On a MOTION by Mr. Breakstone, SECONDED by Mr. Beck, WITH ALL IN FAVOR, the Board  
85 accepted the Unaudited April 2016 Financial Statements, subject to the final audit, for the City Center  
86 Community Development District.

87  
88 **FOURTH ORDER OF BUSINESS – Business Items**  
89

90 **A. Ratification of Selection of Auditor – Berger, Toombs, Elam, Gaines & Frank**  
91 **\$5,500**  
92

93 Ms. Comings-Thibault presented the Selection of Auditor – Berger, Toombs, Elam, Gaines &  
94 Frank - \$5,500 for ratification and asked for comments or questions.  
95  
96

97 On a MOTION by Mr. Breakstone, SECONDED by Mr. Beck, WITH ALL IN FAVOR, the Board  
98 ratified the Selection of Auditor – Berger, Toombs, Elam, Gaines & Frank - \$5,500 for the City Center  
99 Community Development District.

100 **B. Ratification of Yellowstone Landscape Maintenance Proposal**

101 Ms. Comings-Thibault presented the Yellowstone Landscape Maintenance Proposal for  
102  
103 ratification and asked for comments or questions.  
104  
105  
106

107 On a MOTION by Mr. Breakstone, SECONDED by Mr. Beck, WITH ALL IN FAVOR, the Board  
108 ratified the Yellowstone Landscape Maintenance Proposal for the City Center Community Development  
109 District.

110 **C. Ratification of Final Construction Agreement and Waiver of Performance Bond  
111 Requirement**

112 Ms. Comings-Thibault presented the Final Construction Agreement and Waiver of Performance  
113  
114 Bond Requirement and asked for comments or questions.  
115  
116  
117

118 District Counsel gave an overview.  
119

120 On a MOTION by Mr. Breakstone, SECONDED by Mr. Beck, WITH ALL IN FAVOR, the Board  
121 ratified the Final Construction Agreement and Waiver of Performance Bond Requirement for the City  
122 Center Community Development District.

123 **D. Approval of Notice of Forbearance Agreement**

124 Ms. Comings-Thibault presented the Notice of Forbearance Agreement and asked for comments  
125  
126 or questions.  
127  
128  
129

130 On a MOTION by Mr. Breakstone, SECONDED by Mr. Beck, WITH ALL IN FAVOR, the Board  
131 approved the Notice of Forbearance Agreement for the City Center Community Development District.  
132

133 **E. Supervisor of Elections Voter Count – 0**

134 Ms. Comings-Thibault presented the Supervisor of Elections Voter Count – 0 and asked for  
135  
136 comments or questions.  
137  
138

139 **FIFTH ORDER OF BUSINESS – STAFF REPORTS**

140 **A. Manager**

141 There being none, the next item followed.  
142  
143  
144

145 **B. Attorney**

146  
147 Mr. Robin stated that there is no obligation for the District to open up a phone line for the Board  
148 Meetings.

149  
150 **C. Engineer**

151  
152 There being none, the next item followed.

153  
154 **SIXTH ORDER OF BUSINESS – Public Comments**

155  
156 There being none, next item followed.

157  
158 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

159  
160 There being none, the next item followed.

161  
162 **EIGHTH ORDER OF BUSINESS – Adjournment**

163  
164 On a MOTION by Mr. Breakstone, SECONDED by Mr. Beck WITH ALL IN FAVOR, the Board  
165 adjourned the meeting for the City Center Community Development District.

166  
167  
168 *\*Each person who decides to appeal any decision made by the Board with respect to any matter  
169 considered at the meeting is advised that person may need to ensure that a verbatim record of the  
170 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

171  
172 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
173 meeting held on**

174  
175 **Signature**

176

177 **Printed Name**

178 **Title:**  Secretary  Assistant Secretary

179

**Signature**

**Printed Name**

**Title:**  Chairman  Vice Chairman