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**MINUTES OF MEETING
CITY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the City Center Community Development District was held on Tuesday, March 7, 2017 at 2:00 p.m. at Ramada, 43824 Hwy 27, Davenport, Florida.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Noah Breakstone	Board Supervisor, Chairman
Dave D'Ambrosio	Board Supervisor, Assistant Secretary
Beck Daniels	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager/Treasurer, DPFPG
Tracy Robin	District Counsel
Brenda Nestor	Audience (<i>via phone</i>)
Kathy Broecker	US Bank (<i>via phone</i>)

SECOND ORDER OF BUSINESS – Audience Comments

Ms. Nestor registered an objection that she not received a notice that the bonds were up for sale.

THIRD ORDER OF BUSINESS – Administrative Matters

A. Consideration of Resolution 2017-01 Canvassing & Certifying Results of the Landowners Election held on November 8, 2016

Ms. Comings-Thibault presented Consideration of Resolution 2017-01 Canvassing & Certifying Results of the Landowners Election held on November 8, 2016 stating that the results were for Seat 1: Mr. D'Ambrosio for 4 years, Seat 2: Mr. Goldberg for 4 years and Seat 5: Mr. Abbott for 2 years.

On a MOTION by Mr. Breakstone, SECONDED by Mr. Daniels, WITH ALL IN FAVOR, the Board adopted Resolution **2017-01** Canvassing & Certifying Results of the Landowners Election held on November 8, 2016 for the City Center Community Development District.

Ms. Comings-Thibault stated that she had received a letter of resignation from Mr. Abbott and requested a motion to accept.

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

B. Oath of Office & Compensation of Supervisors

Mr. D'Ambrosio had recited and signed the Oath of Office earlier. Ms. Comings-Thibault then advised the new supervisor that he is entitled to compensation of up to \$200 per meeting and asked if he accepted or waived.

41 Mr. D'Ambrosio waived compensation.

42 **C. Consideration of Resolution 2017-02 Designation of Officers**

43 Ms. Comings-Thibault requested a nomination for Chairman. Mr. Breakstone nominated himself
44 as Chairman.

45 On a MOTION by Mr. Breakstone, SECONDED by Mr. Daniels, WITH ALL IN FAVOR, the Board
46 accepted the nomination of Mr. Breakstone as Chairman for the City Center Community Development
47 District.

48
49 Ms. Comings-Thibault requested a nomination for Vice Chairman. Mr. Breakstone nominated
50 Mr. D'Ambrosio for Vice Chairman.

51 On a MOTION by Mr. Breakstone, SECONDED by Mr. Daniels, WITH ALL IN FAVOR, the Board
52 accepted the nomination of Mr. D'Ambrosio as Vice Chairman for the City Center Community
53 Development District.

54
55 Mr. Breakstone asked to appoint Kevin Mays to the Board of Supervisors.

56 On a MOTION by Mr. Breakstone, SECONDED by Mr. Daniels, WITH ALL IN FAVOR, the Board
57 accepted the appointment of Mr. Kevin Mays as Board Supervisor, Assistant Secretary for the City Center
58 Community Development District.

59
60 Ms. Comings-Thibault presented Consideration of Resolution 2017-02 Designation of Officers
61 and asked for comments or questions.

62 On a MOTION by Mr. Breakstone, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the
63 Board adopted Resolution 2017-02 Designation of Officers with Mr. Breakstone as Chairman, Mr.
64 D'Ambrosio as Vice Chairman, Ms. Comings-Thibault as Secretary/Treasurer, Mr. Aagaard as Assistant
65 Treasurer, Ms. Stewart and Ms. Johns as Assistant Secretaries, and Mr. Daniels, Mr. Goldberg and Mr.
66 Mays as Assistant Secretaries for the City Center Community Development District.

67
68 **D. Approval of the August 29, 2016 Meeting Minutes**

69 Ms. Comings-Thibault presented the August 29, 2016 Meeting Minutes and asked for comments,
70 questions or corrections.

71 On a MOTION by Mr. Breakstone, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the
72 Board approved the August 29, 2016 Meeting Minutes for the City Center Community Development
73 District.

74
75 **E. Acceptance of the Unaudited January 2017 Financial Statements**

76 Ms. Comings-Thibault presented the January 2017 Financial Statements and asked for
77 comments or questions.

78 On a MOTION by Mr. Breakstone, SECONDED by Mr. Daniels, WITH ALL IN FAVOR, the Board
79 accepted the January 2017 Financial Statements for the City Center Community Development District.
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F. Consideration of Resolution 2017-03 Budget Amendment FY 2016-2017

Ms. Comings-Thibault presented Resolution 2017-03 Budget Amendment FY 2016-2017 asked for comments or questions.

On a MOTION by Mr. Daniels, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the Board adopted Resolution **2017-03** Budget Amendment FY 2016-2017 for the City Center Community Development District.

FOURTH ORDER OF BUSINESS – Business Items

Mr. Robin stated that he had conversations with each of the supervisors and that they would like to declare a conflict of interest with respect to **VI. A, B, C & D**. Mr. Breakstone, Mr. D'Ambrosio, and Mr. Daniels each stated they had a possible conflict of interest and had the conflict forms required by Florida Statute. Mr. Robin stated that the conflict of interest is required by Florida law, but does not prevent voting on the items.

A. Consideration of Resolution 2017-04 Approving Form of Conveyance Agreement & Releasing Certain District Easements in Phase 1 Plat

Mr. Robin presented Resolution 2017-04 Approving Form of Conveyance Agreement & Releasing Certain District Easements in Phase 1 Plat and asked for comments or questions.

On a MOTION by Mr. Breakstone, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the Board adopted Resolution **2017-04** Approving Form of Conveyance Agreement & Releasing Certain District Easements in Phase 1 Plat for the City Center Community Development District.

B. Consideration of Resolution 2017-05 Approving Form of Amendment to Forbearance Agreement

Mr. Robin presented Consideration of Resolution 2017-05 Approving Form of Amendment to Forbearance Agreement and asked for comments or questions.

On a MOTION by Mr. Breakstone, SECONDED by Mr. Daniels, WITH ALL IN FAVOR, the Board adopted Resolution **2017-05** Approving Form of Amendment to Forbearance Agreement for the City Center Community Development District.

C. Consideration of Resolution 2017-06 Authorizing Boundary Amendment Petition

Mr. Robin presented Resolution 2017-06 Authorizing Boundary Amendment Petition and asked for comments or questions.

On a MOTION by Mr. Breakstone, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the Board adopted Resolution **2017-06** Authorizing Boundary Amendment Petition for the City Center Community Development District.

120 **D. Consideration of Resolution 2017-07 Authorization for Settlement of Landowner's**
121 **Debt Assessments by Surrender of Bonds in Lieu of Payment of Assessments (to be**
122 **distributed)**
123

124 Mr. Robin presented Resolution 2017-07 Authorization for Settlement of Landowner's Debt
125 Assessments by Surrender of Bonds in Lieu of Payment of Assessments and asked for comments or
126 questions.

127 On a MOTION by Mr. Breakstone, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the
128 Board adopted Resolution 2017-07 Authorization for Settlement of Landowner's Debt Assessments by
129 Surrender of Bonds in Lieu of Payment of Assessments for the City Center Community Development
130 District.

131
132 **E. Consideration of Yellowstone Irrigation Repairs Proposal - \$2,684.30**
133 Ms. Comings-Thibault presented Consideration of Yellowstone Irrigation Repairs Proposal -
134 \$2,684.30 and asked for comments or questions.

135 On a MOTION by Mr. Breakstone, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the
136 Board approved the Yellowstone Irrigation Repairs Proposal - \$2,684.30, subject to whether we can
137 charge Killebrew, for the City Center Community Development District.

138
139 **F. Discussion Regarding Reminder of Inspection Report Coming Due Victor Posner**
140 **Center PH 1D for SWFWMD for Operation & Maintenance**
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142 Ms. Comings-Thibault presented Discussion Regarding Reminder of Inspection Report Coming
143 Due Victor Posner Center PH 1D for SWFWMD for Operation & Maintenance and asked for comments
144 or questions.

145 **G. Consideration and Approval of Earth Balance Quote for Vegetation Monitoring**
146 **\$3,250**
147

148 Ms. Comings-Thibault presented Consideration and Approval of Earth Balance Quote for
149 Vegetation Monitoring \$3,250 and asked for comments or questions.

150 On a MOTION by Mr. Breakstone, SECONDED by Mr. Daniels, WITH ALL IN FAVOR, the Board
151 approved the Earth Balance Quote for Vegetation Monitoring \$3,250 for the City Center Community
152 Development District.

153
154 **FIFTH ORDER OF BUSINESS – STAFF REPORTS**

155 **A. District Manager – Discussion of Street Condition**

156 Ms. Comings-Thibault presented Discussion of Street Condition and stated the District had
157 received complaints regarding the pavement conditions. An insurance claim was filed and no resolution
158 was determined by insurance company if the streets caused damage to a car.

159 The Board suggested that our District Engineer investigate the conditions of the pavement.

160 Ms. Comings-Thibault stated that DPFG was changing corporate identify from Inc. to LLC, with
161 no other changes.

162 On a MOTION by Mr. Breakstone, SECONDED by Mr. D'Ambrosio, WITH ALL IN FAVOR, the
163 Board approved the District Management Contract Assignment for the City Center Community
164 Development District.

165
166 **B. Attorney**

167 Mr. Robin gave an update on Duke Power street lighting leases.

168 Discussion ensued. The Board requested the lights be monitored and find out which ones are
169 operating and which are not.

170 **C. Engineer**

171 There being none, the next item followed.

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

173 Mr. Breakstone requested that the meeting be continued to tomorrow, March 8, in case there are
174 any other requirements for the resolutions.

175 **EIGHTH ORDER OF BUSINESS – Continuation**

176 On a MOTION by Mr. Breakstone, SECONDED by Mr. Daniels, WITH ALL IN FAVOR, the Board
177 continued the meeting for March 8, 2017 at 2:00 p.m. at the Ramada, 43824 Highway 27, Davenport,
178 Florida 33837 the City Center Community Development District.

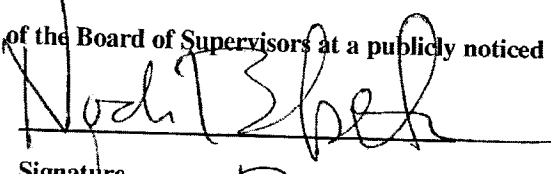
179
180
181 **Each person who decides to appeal any decision made by the Board with respect to any matter*
182 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
183 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
184

185 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
186 meeting held on _____

187 
188 Signature

189 Janet Johns

190 Printed Name
191 Title: Secretary Assistant Secretary
192
193


Signature

Noah Breakstone

Printed Name
Title: Chairman Vice Chairman
194