

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
FEBRUARY 4, 2021**

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

**Thursday, February 4, 2021 at 2:00 p.m.**

**The offices of Meritus**

**located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**

<b>District Board of Supervisors</b>	Chairman	Jeff Hills
	Vice-Chairman	Ryan Motko
	Supervisor	Steve Luce
	Supervisor	Nick Dister
	Supervisor	Albert Viera
<b>District Manager</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec	Tonja Stewart

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

**The District Agenda is comprised of four different sections:**

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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.

February 4, 2021  
Board of Supervisors  
North Park Isle Community Development District

***Dear Board Members:***

The Regular Meeting of the North Park Isle Community Development District will be held on **Thursday, February 4, 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 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 9074748#**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Approval of Global Settlement Agreement and Mutual General Release of All Claims.....Tab 01
  - B. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Landowners Election November 3, 2020.....Tab 02
  - B. Consideration of Minutes of the Public Hearing & Regular Meeting November 12, 2020 .....Tab 03
  - C. Consideration of Minutes of the Continued Public Hearing & Regular Meeting  
November 20, 2020 .....Tab 04
  - D. Consideration of Operation and Maintenance Expenditures October 2020.....Tab 05
  - E. Consideration of Operation and Maintenance Expenditures November 2020 .....Tab 06
  - F. Consideration of Operation and Maintenance Expenditures December 2020 .....Tab 07
  - G. Review of Financial Statements Month Ending December 31, 2020 .....Tab 08
- 5. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM**
- 8. ADJORNMENT**

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

**GLOBAL SETTLEMENT AGREEMENT  
AND MUTUAL GENERAL RELEASE OF ALL CLAIMS**

This **GLOBAL SETTLEMENT AGREEMENT AND MUTUAL GENERAL RELEASE OF ALL CLAIMS** (hereinafter referred to as “Settlement Agreement”) is entered into by BRIAN P. RUSH, ESQ., BRIAN P. RUSH, P.A., and WOODLIEF & RUSH, P.A. (hereinafter collectively referred to as “Plaintiffs”); and NORTH PARK ISLES PTC, LLC, JT NORTH PARK, LLC, TODD R. TAYLOR, JACK SUAREZ, ROBERT SUAREZ, DEVON RUSHNELL, PLANT CITY ACQUISITION, LLC, (Collectively “NORTH PARK”) NORTH PARK ISLE DEVELOPMENT, LLC, NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT and JEFFERY HILLS (Collectively “HILLS DEFENDANTS”) (NORTH PARK and HILLS DEFENDANTS are hereinafter referred to collectively as “Defendants”); and the Florida Department of Transportation (hereinafter “FDOT”), at the conclusion and as a result of a mediation conducted on January 12 – 14, 2021, by and between Plaintiffs, North Park (on behalf of themselves and of the Hills Defendants), and FDOT.

**RECITALS**

A. On or about May 19, 2017, FDOT initiated an eminent domain action in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida (Case No. 17-CA-004759) to condemn Parcels 112 and 803 adjacent to Sam Allen Road in Plant City owned by North Park Isles PTC, LLC and JT North Park, LLC (hereinafter “Eminent Domain Action”). North Park hired Plaintiffs to act as their counsel in the Eminent Domain. In July 2018, North Park terminated Plaintiffs as their counsel. Thereafter a dispute arose regarding what, if any, compensation was due to Plaintiffs.

B. On or about August 6, 2018, Plaintiffs filed a Petition and Application to Compel Arbitration in the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida (Case No. 18-CA-007553) seeking to compel North Park Isles PTC, LLC and JT North Park, LLC to arbitrate claims related to Plaintiffs' representation of those entities as described in a September 25, 2014 Fee Agreement (hereinafter "Plaintiff's Action #1").

C. On or about October 27, 2020, two arbitration proceedings were concluded. The first was a binding arbitration relating to the issues, claims, and counterclaims asserted in Plaintiffs' Action #1. The second arbitration was a non-binding arbitration regarding fee splitting (apportionment) of the statutory monetary benefit for attorney's fees and Plaintiff's claim for non-monetary and supplemental attorney's fees in the Eminent Domain action.

D. On or about November 9, 2018, Plaintiffs filed a Complaint in the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida (Case No. 18-CA-011050) against North Park Isle Development, LLC; North Park Isle Community Development District; Jeffery S. Hills; Devon S. Rushnell; Plant City Acquisition, LLC; (hereinafter "Plaintiffs' Action #2") seeking a declaratory judgment related to notice/knowledge of certain facts (See First Amended Complaint Paragraph 118 a through i) related to Plaintiffs' Action #1.

E. On or about May 15, 2020, Plaintiffs filed a Petition to Compel Arbitration in the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida (Case No. 20-CA-004183) to pursue claims against Jack Suarez, Robert Suarez, Todd Taylor, Devon Rushnell and Plant City Acquisition, LLC, for substantial unpaid attorney's fees and other amounts related to Plaintiffs' representation of North Park Isles and JT North Park as described in Fee Agreements executed September 25, 2014 and April 6, 2018 (hereinafter "Plaintiffs' Action #3").

F. All parties deny liability with respect to any and all claims or counterclaims set forth in Plaintiffs' Actions #1, #2 and #3.

G. Plaintiffs, Defendants and FDOT desire to enter into this Settlement Agreement to provide for a certain mutual concession in full settlement and discharge of all claims which have arisen or might hereafter arise from the described actions, upon the terms and conditions set forth herein.

These recitals are incorporated into and made a part of this Agreement.

### **REPRESENTATION AND WARRANTY**

Plaintiffs represent and warrant that all claims arising out of the cases and matters listed above and transactions of contracts underlying those cases and matters, which are released in full by this agreement, are the sole and exclusive property of, and are owned by Plaintiffs, and have not been assigned in whole or part to any other person or party. This representation and warranty shall survive the closing of this agreement and shall remain in full force and effect.

## **AGREEMENT**

### **1. Release and Discharge**

#### **A. Plaintiffs' Release**

In consideration of the mutual covenants and promises provided for in this Settlement Agreement -and other valuable consideration, Plaintiffs, on behalf of themselves, and all of their respective officers, agents, attorneys, directors, stockholders, members, employees, subsidiaries, partners, and affiliates completely release and forever discharge Defendants in each and all of Plaintiffs' Action #1, Plaintiffs' Action #2 and Plaintiffs' Action #3, including any defendants named in the Second Amended Complaint attached to Plaintiffs' Motion to Amend Complaint filed on or about Feb. 18, 2020; the two arbitration proceedings; and FDOT in the Eminent Domain Action; and each Defendant's and FDOT's respective past, present and future officers, directors, stockholders, members, agents, attorneys, servants, employees, subsidiaries, parent companies, owners, partners, predecessors and successors in interest, and assigns, all affiliated or related companies, and consultants, of and from any and all past, present and future claims, rights, damages, costs, expenses and compensation of any nature whatsoever, whether based on tort, contract or other theory of recovery, whether for compensatory or punitive damages, which Plaintiff now has, or which may hereafter accrue or otherwise be acquired, on account of, or in any way growing out of, or which are the subject of, the claims described in Plaintiffs' Action #1, Plaintiffs' Action #2, Plaintiffs' Action #3, the two arbitration proceedings, and the Eminent Domain action. This Release on the part of the Plaintiffs shall be a fully binding and complete settlement between the Plaintiff, Defendants and FDOT, and their respective assigns and successors. Plaintiffs understand that this Settlement Agreement and Release includes all claims that Plaintiffs may have either individually or in a representative capacity between the Plaintiffs,

**Defendants and FDOT North Park Isles PTC, LLC and JT North Park, LLC Claims  
(Plaintiffs' Action #1)**

In consideration of the mutual covenants and promises provided for in this Settlement Agreement -and other valuable consideration, North Park Isles PTC, LLC, JT North Park, LLC, completely release and forever discharge Plaintiffs, and their respective past, present and future officers, directors, stockholders, agents, attorneys, servants, employees, subsidiaries, parent companies, owners, partners, predecessors and successors in interest, and assigns, all affiliated or related companies, and consultants, of and from any and all past, present and future claims, rights, damages, costs, expenses and compensation of any nature whatsoever, whether based on tort, contract or other theory of recovery, whether for compensatory or punitive damages, which North Park Isles PTC, LLC, JT North Park, LLC now has, or which may hereafter accrue or otherwise be acquired, on account of, or in any way growing out of, or which are the subject of, the claims described in Plaintiffs' Action #1, and the subsequent arbitration case arising therefrom. This Release on the part of North Park Isles PTC, LLC, JT North Park, LLC, shall be a fully binding and complete settlement between the Plaintiffs and North Park Isles PTC, LLC, JT North Park, LLC, and their respective assigns and successors. North Park Isles PTC, LLC, JT North Park, LLC understand that this Settlement Agreement and Release includes all claims that they may have either individually or in a representative capacity.

**B. North Park Isle Development, LLC, Jeffery S. Hills, Devon S. Rushnell and  
Plant City Acquisition, LLC Claims (Plaintiffs' Action #2)**

In consideration of the mutual covenants and promises provided for in this Settlement Agreement -and other valuable consideration, North Park Isle Development, LLC; North Park Isle Community Development District; Jeffery S. Hills; Devon S. Rushnell; Plant City



Acquisition, LLC; completely release and forever discharge Plaintiffs, and their respective past, present and future officers, directors, stockholders, attorneys, agents, servants, employees, subsidiaries, parent companies, owners, partners, predecessors and successors in interest, and assigns, all affiliated or related companies, and consultants, of and from any and all past, present and future claims, rights, damages, costs, expenses and compensation of any nature whatsoever, whether based on tort, contract or other theory of recovery, whether for compensatory or punitive damages, which North Park Isle Development, LLC; North Park Isles Community Development District; Jeffery S. Hills; Devon S. Rushnell; Plant City Acquisition, LLC; now have, or which may hereafter accrue or otherwise be acquired, on account of, or in any way growing out of, or which are the subject of, the claims described in Plaintiffs' Action #2. This Release on the part of the North Park Isle Development, LLC; North Park Isles Community Development District; Jeffery S. Hills; Devon S. Rushnell; Plant City Acquisition, LLC; shall be a fully binding and complete settlement between the Plaintiffs and North Park Isle Development, LLC; North Park Isles Community Development District; Jeffery S. Hills; Devon S. Rushnell; Plant City Acquisition, LLC; and their respective assigns and successors. North Park Isle Development, LLC; North Park Isles Community Development District; Jeffery S. Hills; Devon S. Rushnell; Plant City Acquisition, LLC; understands that this Settlement Agreement and Release includes all claims that North Park Isle Development, LLC; North Park Isles Community Development District; Jeffery S. Hills; Devon S. Rushnell; Plant City Acquisition, LLC; may have either individually or in a representative capacity.

**C. Suarez, Suarez, Taylor, Rushnell and Plant City Acquisition, LLC Claims  
(Plaintiffs' Action #3)**

In consideration of the mutual covenants and promises provided for in this Settlement Agreement -and other valuable consideration, Jack Suarez, Robert Suarez, Todd Taylor, Devon Rushnell and Plant City Acquisition, LLC, completely release and forever discharge Plaintiffs, and their respective past, present and future officers, directors, stockholders, attorneys, agents, servants, employees, subsidiaries, parent companies, owners, partners, predecessors and successors in interest, and assigns, all affiliated or related companies, and consultants, of and from any and all past, present and future claims, rights, damages, costs, expenses and compensation of any nature whatsoever, whether based on tort, contract or other theory of recovery, whether for compensatory or punitive damages, which Jack Suarez, Robert Suarez, Todd Taylor, Devon Rushnell and Plant City Acquisition, LLC now have, or which may hereafter accrue or otherwise be acquired, on account of, or in any way growing out of, or which are the subject of, the claims described in Plaintiffs' Action #3. This Release on the part of the Jack Suarez, Robert Suarez, Todd Taylor, Devon Rushnell and Plant City Acquisition, LLC shall be a fully binding and complete settlement between the Plaintiffs and Jack Suarez, Robert Suarez, Todd Taylor, Devon Rushnell and Plant City Acquisition, LLC, and their respective assigns and successors. Jack Suarez, Robert Suarez, Todd Taylor, Devon Rushnell and Plant City Acquisition, LLC understands that this Settlement Agreement and Release includes all claims that Jack Suarez, Robert Suarez, Todd Taylor, Devon Rushnell and Plant City Acquisition, LLC may have either individually or in a representative capacity.

**D. FDOT Claims (Eminent Domain Action)**

In consideration of the mutual covenants and promises provided for in this Settlement Agreement -and other valuable consideration, FDOT completely releases and forever discharges Plaintiffs, Defendants and their respective past, present and future officers, directors, stockholders, attorneys, agents, servants, employees, subsidiaries, parent companies, owners, partners, predecessors and successors in interest, and assigns, all affiliated or related companies, and consultants, of and from any and all past, present and future claims, rights, damages, costs, expenses and compensation of any nature whatsoever, whether based on tort, contract or other theory of recovery, whether for compensatory or punitive damages, which FDOT now has, or which may hereafter accrue or otherwise be acquired, on account of, or in any way growing out of, or which are the subject of, the claims described in FDOT's Eminent Domain Action. This Release on the part of FDOT shall be a fully binding and complete settlement between the Plaintiffs, Defendants, and FDOT, and their respective assigns and successors.

**2. Consideration**

In consideration of the mutual covenants and promises provided for in this Settlement Agreement -and other valuable consideration, (a) Plaintiffs and North Park agree to waive and release any and all claims for attorney's fees, non-monetary and supplemental attorney's fees, and expert fees and costs, if any, to be paid by FDOT to any party, except for the \$115,450 to be paid to North Park as provided below; (b) Plaintiffs shall pay to North Park the sum of \$20,000, which shall be deposited by Plaintiffs in the trust account of Plaintiffs' counsel and held in trust until the Bankruptcy Court approves the settlement, at which time Plaintiffs' counsel will release said funds to Defendant, North Park, through its counsel; (c) Upon the payment of the \$20,000 to North Park, Plaintiffs' Action 1, Plaintiffs' Action 2, and Plaintiffs' Action 3 shall be dismissed

with prejudice (including any and all claims alleged in Plaintiffs' proposed Second Amended Complaint), with each party to bear its own fees and costs; and (d) Defendants and FDOT agree to waive and release any and all claims, if any, against the Plaintiffs.

The parties will stipulate to lift the automatic stay in the Eminent Domain case, to the extent required to implement this Settlement Agreement.

The parties and Brian P. Rush, Esq., Brian P. Rush, P.A., Woodlief & Rush, P.A., agree to jointly prepare a Stipulated Final Judgment incorporating all final settlement terms in the Eminent Domain case within 30 days from the date of this agreement.

FDOT will deposit into the registry of the Circuit Court, in the Eminent Domain action, the amount of \$115,450.00 (for statutory monetary benefit attorney's fees), within 30 days of receiving a conformed copy of the Circuit Court's Order directing the deposit for such monies. The entire \$115,450.00 shall subsequently be disbursed to North Park, and Plaintiffs waive and release any claim to any portion of such amount.

The Court shall retain jurisdiction to enforce the terms and conditions of the Mediated Settlement Agreement and Stipulated Final Judgment in the Eminent Domain case.

### **3. General Release**

The parties each hereby acknowledge and agree that the releases set forth in this Settlement Agreement are general releases and each party further expressly waives and assumes the risk of any and all claims for damages which exist as of this date but of which the party does not know or suspect to exist, whether through ignorance, oversight, error, negligence, or otherwise, and which, if known, would materially affect that party's decision to enter into this Settlement Agreement. The parties intend the releases provided for herein should be liberally construed to provide the broadest possible relief for Plaintiffs, FDOT, the Hills Defendants, and

North Park. The parties further agree that payment of the sums or other consideration specified herein has been accepted as a complete compromise of matters involving disputed issues of law and fact, and each party assumes the risk that the facts or law may be otherwise than currently believed.

**4. Severability**

If any provision in this Agreement is found to be unenforceable, it shall not affect the enforceability of the remaining provisions and the court shall enforce the remaining provisions to the extent permitted by law.

**5. Denial of Liability**

It is understood and agreed by the parties that this Settlement Agreement is a compromise of disputed claims, and the concessions made hereunder are not to be construed as an admission of liability by any party.

**6. Amicable Resolution**

The parties understand and agree that this Settlement Agreement represents an amicable resolution of the stated claims, with each party to bear its own fees and costs. Plaintiffs are not construction lawyers and do not presently represent any claimants with claims against Jack Suarez, Robert Suarez or any of their related companies. Similarly, Jack Suarez and Robert Suarez represent that neither they, nor their related companies, have any pending or anticipated claims against Plaintiffs other than those released here.

**7. Warranty of Capacity to Execute Agreement**

The parties each represent and warrant that no other person or entity has or has had any interest in the claims, demands, obligations, or causes of action referred to in this Settlement Agreement, and that they have the sole right and exclusive authority to execute this Settlement

Agreement and that they have not sold, assigned, transferred, conveyed or otherwise disposed of any of the claims, demands, obligations, or causes of action referred to in this Settlement Agreement.

**8. Entire Agreement and Successors in Interests**

This Settlement Agreement contains the entire agreement between the parties with regard to the matters set forth herein and shall be binding upon and inure to the benefit of the executors, administrators, personal representatives, heirs, successors and assigns of each. The parties agree that the terms of the Settlement Agreement are contractual and are not mere recitals.

**9. Representation of Comprehension of Document**

In entering into this Settlement Agreement each party represents that they have relied upon the legal advice of their attorneys, who are the attorneys of their own choice, and that the terms of this Settlement Agreement have been completely read by and explained to them by their attorneys, and that those terms are fully understood and voluntarily accepted by them, that they understand all of the terms, and that they execute this Settlement Agreement voluntarily with full knowledge of its significance and consequences. Each party hereby waives and releases the right to make any contention that this agreement was not executed voluntarily and that it was not fully understood.

**10. Governing Law**

This Settlement Agreement shall be construed and interpreted in accordance with the laws of the State of Florida.

**11. Additional Documents**

All parties agree to cooperate fully and execute any and all supplementary documents and to take all additional actions which may be necessary or appropriate to give full force and effect to the basic terms and intent to this Settlement Agreement.

**12. Counterparts**

This Agreement may be executed in counterparts, each of which shall be deemed an original and shall be deemed duly executed upon signing of the counterparts by the parties hereto.

**13. Effectiveness**

This Settlement Agreement shall become effective upon execution and entry of the attached Orders (Exhibits A & B) by the Court.

**FLORIDA DEPARTMENT OF TRANSPORTATION**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name of Signatory)

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Witness #1: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

Witness #2: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)



**NORTH PARK ISLES PTC, LLC**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name of Signatory)

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Witness #1: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

Witness #2: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

**JT NORTH PARK, LLC**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name of Signatory)

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Witness #1: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

Witness #2: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

**JACK SUAREZ**

\_\_\_\_\_  
*(Signature)*

Date:\_\_\_\_\_

Witness #1:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

Witness #2:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

**ROBERT SUAREZ**

\_\_\_\_\_  
(Signature)

Date:\_\_\_\_\_

Witness #1:\_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

Witness #2:\_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

**TODD TAYLOR**

\_\_\_\_\_  
*(Signature)*

Date:\_\_\_\_\_

Witness #1:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

Witness #2:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

**DEVON RUSHNELL**

\_\_\_\_\_  
*(Signature)*

Date:\_\_\_\_\_

Witness #1:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

Witness #2:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

**PLANT CITY ACQUISITION, LLC**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name of Signatory)

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Witness #1: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

Witness #2: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

**GUY M. BURNS, ESQ.**

\_\_\_\_\_  
*(Signature)*

Date:\_\_\_\_\_

Witness #1:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

Witness #2:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*



**RICHARD T. PETITT, ESQ.**

\_\_\_\_\_  
*(Signature)*

Date:\_\_\_\_\_

Witness #1:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

Witness #2:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

**JEFFERY S. HILLS**

\_\_\_\_\_  
*(Signature)*

Date:\_\_\_\_\_

Witness #1:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

Witness #2:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

**NORTH PARK ISLES DEVELOPMENT, LLC**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name of Signatory)

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Witness #1: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

Witness #2: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name of Signatory)

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Witness #1: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

Witness #2: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

**BRIAN P. RUSH, P.A.**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name of Signatory)

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Witness #1: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

Witness #2: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

**WOODLIEF & RUSH, P.A.**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name of Signatory)

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Witness #1: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

Witness #2: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Witness)

**BRIAN P. RUSH, ESQ.**

\_\_\_\_\_  
*(Signature)*

Date:\_\_\_\_\_

Witness #1:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

Witness #2:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

**DALE R. SISCO, ESQ.**

\_\_\_\_\_  
*(Signature)*

Date:\_\_\_\_\_

Witness #1:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

Witness #2:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*



**DAVID W. STEEN, ESQ.**

\_\_\_\_\_  
*(Signature)*

Date:\_\_\_\_\_

Witness #1:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

Witness #2:\_\_\_\_\_

\_\_\_\_\_  
*(Printed Name of Witness)*

# **NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**November 3, 2020 Minutes of the Landowner's Election**

## **Minutes of the Landowner's Election**

The Landowner's Election of the Board of Supervisors for the North Park Isle Community Development District was held on Tuesday, November 3, 2020 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/ROLL CALL**

Brian Lamb called the Landowner's Election of the Board of Supervisors of the North Park Isle Community Development District to order on November 3, 2020 at 2:51 p.m.

Staff Members Present:

Brian Lamb                                      District Manager, Meritus

There were various members of staff in attendance.

There were no other members of the general public present.

### **2. APPOINTMENT OF MEETING CHAIRMAN**

Brian Lamb from Meritus stated that he will be serving as the meeting chairman.

### **3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**

Mr. Lamb stated that he is representing the landowner as proxy holder. Mr. Lamb announced the candidates: Nick Dister, Albert Viera, and Steve Luce.

### **4. ELECTION OF SUPERVISORS**

Mr. Lamb announced the results: Nick Dister received 345 votes and will have Seat 3 with a four-year term; Albert Viera received 345 votes and will have Seat 4 with a four-year term; and Steve Luce received 340 votes and will have Seat 5 with a two-year term.

### **5. OWNERS REQUESTS**

There were no requests.

**6. ADJOURNMENT**

The landowner's election was closed.

*\*These minutes were done in summary format.*

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

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT**

**November 12, 2020 Minutes of the Regular Meeting**

**Minutes of the Regular Meeting**

The Regular Meeting of the Board of Supervisors for the North Park Isle Community Development District was held on **Thursday, November 12, 2020 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. OPEN AND CONTINUE TO FRIDAY, NOVEMBER 20, 2020 AT 2:00 P.M.**

The meeting was opened and continued to November 20, 2020 at 2:00 p.m.

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

*\*These minutes were done in summary format.*

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

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

**Title:**

☐ **Chairman**

☐ **Vice Chairman**

Official District Seal

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT**

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**November 20, 2020 Minutes of the Continued Meeting & Public Hearing**

**Minutes of the Continued Meeting & Public Hearing**

The Continued Meeting & Public Hearing of the Board of Supervisors for the North Park Isle Community Development District was held on **Friday, November 20, 2020 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 Continued Meeting & Public Hearing of the Board of Supervisors of the North Park Isle Community Development District to order on **Friday, November 20, 2020 at 2:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Ryan Motko	Vice Chair
Nick Dister	Supervisor
Steve Luce	Supervisor
Albert Viera	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Meritus
Dana Crosby-Collier	District Counsel, Straley Robin Vericker

There were no members of the general public present.

**2. PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. OATHS OF OFFICE**

Mr. Lamb stated that he has the Oaths of Office from Nick Dister, Steve Luce, and Albert Viera.

**4. RECESS TO PUBLIC HEARING**

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

**5. PUBLIC HEARING ON IMPOSING & LEVYING SPECIAL ASSESSMENTS**

**A. Open Public Hearing on Imposing & Levying Special Assessments**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**B. Staff Presentations**

Mr. Lamb went over the resolution with the Board. The original estimates for the capital improvement project cost was increased from \$18,960,000 to \$19,500,000 in the Engineer's Report, which was not changed substantially. The Engineer's Report is included as an exhibit to the resolution. The new figure was previously approved by the Board and used for the Master Assessment Methodology Report with an updated assessment lien and table.

**C. Public Comments**

There were no members of the general public in attendance.

**D. Consideration of Resolution 2021-04; Imposing & Levying Special Assessments**

Ms. Crosby-Collier reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2021-04 and the associated exhibits.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**E. Close Public Hearing on Imposing & Levying Special Assessments**

The public hearing was closed.

**6. RETURN TO REGULAR MEETING**

Mr. Lamb directed the Board to return to the regular meeting.

**7. BUSINESS ITEMS**

**A. Consideration of Resolution 2021-05; Canvassing and Certifying Results of the Landowner Election**

Mr. Lamb reviewed the resolution with the Board. Nick Dister received 345 votes and has Seat 3 with a four-year term; Albert Viera received 345 votes and has Seat 4 with a four-year term; and Steve Luce received 340 votes and has Seat 5 with a two-year term.

MOTION TO:	Approve Resolution 2021-05.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**D. Consideration of Resolution 2021-06; Designating Officers**

Mr. Lamb reviewed the resolution with the Board. Supervisor Hills will be Chair, Supervisor Motko will be Vice Chair, Mr. Lamb will be Secretary, Eric Davidson with Meritus will be Treasurer, Brian Howell with Meritus will be an Assistant Secretary, and the balance of the Board will be Assistant Secretaries.

MOTION TO:	Approve Resolution 2021-06 as stated.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**C. General Matters of the District**

**8. CONSENT AGENDA**

- A. Consideration of Minutes of the Regular Meeting October 1, 2020**
- B. Consideration of Minutes of the Continued Meeting October 9, 2020**
- C. Consideration of Operations and Maintenance Expenditures September 2020**
- D. Review of Financial Statements Month Ending September 30, 2020**

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the Consent Agenda.  
MADE BY: Supervisor Luce  
SECONDED BY: Supervisor Viera  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

## **8. VENDOR/STAFF REPORTS**

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

Ms. Crosby-Collier stated that the bond validation will be on December 2, 2020 at 1:30 p.m.

There were no further reports from staff at this time.

## **9. SUPERVISOR REQUESTS**

There were no supervisor requests.

## **10. AUDIENCE QUESTIONS AND COMMENTS**

There were no public comments.

## **11. ADJOURNMENT**

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



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

*\*These minutes were done in summary format.*

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

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

## North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	10077	\$ 2,028.30		District Management Service Charge - October 2020
Meritus Districts	CM10019	-375.00	<b>\$ 1,653.30</b>	Credit for October Accounting Services Charge
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,653.30</b>		
<b>Variable Contract</b>				
Meritus Districts	10194	\$ 3,750.00		Construction Accounting Services Series 2019 FY2020
<b>Variable Contract Sub-Total</b>		<b>\$ 3,750.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
ADA Site Compliance	1411	\$ 1,500.00		Website Accessibility & Compliance - 10/26/20
DEO	83607	175.00		FY 2020/2021 Special District Fee - 10/01/20
Egis	11774	5,125.00		Insurance Policy 10/01/20 to 9/30/21
Straley Robin Vericker	19002	348.15		Professional Services through 10/15/20
Tampa Bay Times	110914 101420	913.72		Landowner Election Advertising
<b>Additional Services Sub-Total</b>		<b>\$ 8,061.87</b>		
<b>TOTAL:</b>		<b>\$ 13,465.17</b>		

# **North Park Isle Community Development District Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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**Approved (with any necessary revisions noted):**

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

**INVOICE**


Invoice Number: 10077  
Invoice Date: Oct 1, 2020  
Page: 1

**Bill To:**

North Park Isle CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Ship to:**

Customer ID	Customer PO	Payment Terms	
North Park Isle CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - October		1,500.00
		Accounting Services		375.00
		Website Administration		150.00
		Postage - August		3.30
				

Subtotal	2,028.30
Sales Tax	
Total Invoice Amount	2,028.30
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,028.30</b>

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

**CREDIT MEMO**

Credit Memo Number: CM10019

Credit Date: Oct 1, 2020

Page: 1

**Credit To:**

North Park Isle CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Customer ID	Customer PO	Sales Rep ID
North Park Isle CDD		

Quantity	Item	Description	Unit Price	Amount
	Accounting Services	Credit for October accounting services charge		-375.00
Subtotal				-375.00
Sales Tax				
Freight				
<b>TOTAL</b>				<b>-375.00</b>

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

Invoice Number: 10194  
Invoice Date: Sep 30, 2020  
Page: 1

<b>Bill To:</b>
North Park Isle CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
North Park Isle CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		9/30/20

Quantity	Item	Description	Unit Price	Amount
		Construction accounting Bond Series 2019 FY 2020		3,750.00

Subtotal	3,750.00
Sales Tax	
Total Invoice Amount	3,750.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,750.00</b>

**ADA Site Compliance**  
 6400 Boynton Beach Blvd 742721  
 Boynton Beach, FL 33474  
 accounting@adasitecompliance.com



# Invoice

<b>BILL TO</b>
North Park Isle CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1411	10/26/2020	\$1,500.00	11/09/2020	Net 14	

DESCRIPTION	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1,500.00

BALANCE DUE

**\$1,500.00**

*Handwritten:* BS4 5104

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2020/2021 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 83607			Date Invoiced: 10/01/2020
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2020: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**

**North Park Isle Community Development District**  
 Mr. Brian Lamb  
 Meritus Corporation  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

Received

OCT 05 2020



**2. Telephone:** (813) 397-5120  
**3. Fax:** (813) 837-7070  
**4. Email:** Brian.Lamb@merituscorp.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** northparkislecdd.com  
**8. County(ies):** Hillsborough  
**9. Function(s):** Community Development  
**10. Boundary Map on File:** 09/25/2020  
**11. Creation Document on File:** 07/25/2018  
**12. Date Established:** 07/23/2018  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** City of Plant City  
**15. Creation Document(s):** City Ordinances 17-2018 and 21-2020  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments  
**19. Most Recent Update:** 09/25/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: [Signature] Date 10/6/20

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee: \_\_\_\_\_

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. \_\_\_\_\_ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. \_\_\_\_\_ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. \_\_\_\_\_ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2018/2019 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.





# INVOICE

<b>Customer</b>	North Park Isle Community Development District
<b>Acct #</b>	894
<b>Date</b>	09/03/2020
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

North Park Isle Community Development District  
c/o Meritus Corp  
2005 Pan Am Circle, Ste 120  
Tampa, FL 33607

Payment Information	
<b>Invoice Summary</b>	\$ 5,125.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#11774
100120393	

Thank You

Please detach and return with payment



Customer: North Park Isle Community Development District

Invoice	Effective	Transaction	Description	Amount
11774	10/01/2020	Renew policy	Policy #100120393 10/01/2020-10/01/2021 Florida Insurance Alliance Package - Renew policy Due Date: 9/3/2020  51300 4501. \$2306.00 Pub. Off  53900 4502 \$2819.00 Gen. Liab	5,125.00
				<b>Total</b>
				\$ 5,125.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)233-9939	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/03/2020



**Florida  
Insurance  
Alliance™**

## **PREMIUM SUMMARY**

**North Park Isle Community Development District  
c/o Meritus  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607**

**Term: October 1, 2020 to October 1, 2021**

**Quote Number: 100120393**

### **PREMIUM BREAKDOWN**

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,819
Public Officials and Employment Practices Liability	\$2,306
<b>TOTAL PREMIUM DUE</b>	<b>\$5,125</b>

### **IMPORTANT NOTE**

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

**Additional Notes:**

(None)

## Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

North Park Isle Community Development District

Meritus Districts

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

October 22, 2020

Client: 001509

Matter: 000001

Invoice #: 19002

Page: 1

RE: General

*Handwritten:* 5140 2107

For Professional Services Rendered Through October 15, 2020

### SERVICES

Date	Person	Description of Services	Hours	
9/16/2020	LB	FINALIZE PUBLICATION AD FOR LANDOWNER'S ELECTION; PREPARE EMAIL TO MERITUS TRANSMITTING PUBLICATION AD AND INSTRUCTIONS FOR SAME.	0.2	
9/25/2020	LB	OBTAIN ORDINANCE FROM CITY OF PLANT CITY; PREPARE CORRESPONDENCE TO J. GASKINS WITH THE DEO TRANSMITTING EXPANSION ORDINANCE AND CURRENT LOCATION MAP; PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING SEPTEMBER 30, 2020 RE SERIES 2013 BONDS AND SERIES 2014 BONDS.	0.5	
10/2/2020	LB	PREPARE DRAFT AMENDED NOTICE OF ESTABLISHMENT; TRANSMITTAL TO CLERK OF COURT FOR RECORDING.	0.5	
10/4/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL DISCLOSURE REPORT.	0.3	
10/6/2020	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			1.7	\$301.50

### PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.3	\$91.50

October 22, 2020  
Client: 001509  
Matter: 000001  
Invoice #: 19002

Page: 2

#### PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	1.4	\$210.00

#### DISBURSEMENTS

Date	Description of Disbursements	Amount
10/2/2020	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees - Amended Notice of Establishment	\$27.00
10/15/2020	Photocopies (131 @ \$0.15)	\$19.65
	Total Disbursements	\$46.65

Total Services	\$301.50
Total Disbursements	\$46.65
Total Current Charges	\$348.15

<b>PAY THIS AMOUNT</b>	<b>\$348.15</b>
------------------------	-----------------

*Please Include Invoice Number on all Correspondence*

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/07/20 - 10/14/20	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
10/14/2020	Deirdre Almeida	185626
Total Amount Due	Ad Number	
\$913.72	0000110914	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/07/20	10/14/20	0000110914	Times	Legals CLS	Landowner Election	2	2x64 L	\$909.72
10/07/20	10/14/20	0000110914	Tampabay.com	Legals CLS	Landowner Election AffidavitMaterial	2	2x64 L	\$0.00 \$4.00

515300  
0344801

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
10/07/20 - 10/14/20	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
10/14/2020	Deirdre Almeida	185626
Total Amount Due	Ad Number	
\$913.72	0000110914	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

NORTH PARK ISLE  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

Received

OCT 21 2020

REMIT TO:

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Landowner Election** was published in **Tampa Bay Times: 10/7/20, 10/14/20** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **10/14/2020**

Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced

**Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the North Park Isle Community Development District**

Notice is hereby given to the public and all landowners within the North Park Isle Community Development District (the "District"), comprised of approximately 523.61 acres in the City of Plant City, in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing three (3) members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2020  
TIME: 2:00 p.m.  
PLACE: The offices of Meritus  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

\*Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information:  
<http://northparkislecdd.com/>.

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Brian Lamb, District Manager  
Run Date(s): October 7 and 14, 2020

0000110914



## North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	10164	\$ 1,650.00		District Management Service Charge - November 2020
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,650.00</b>		
<b>Variable Contract</b>				
Meritus Districts	10210	\$ 16,000.00		Petition to Expand - 10/28/20
<b>Variable Contract Sub-Total</b>		<b>\$ 16,000.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Albert Viera	AV112020	\$ 200.00		Supervisors Fee - 11/20/2020
Nick Dister	ND112020	200.00		Supervisors Fee - 11/20/2020
Ryan Motko	RM112020	200.00		Supervisors Fee - 11/20/2020
Steve Luce	SL112020	200.00		Supervisors Fee - 11/20/2020
<b>Regular Services Sub-Total</b>		<b>\$ 800.00</b>		
<b>Additional Services</b>				
Grau and Associates	GA093020	\$ 26.00		FY Audit Confirmations - 11/04/20
Tampa Bay Times	117060 102120	2,127.80		Notice for Assessments for Expansion Area - 10/21/20
Tampa Bay Times	117060 102820	2,123.80	<b>\$ 4,251.60</b>	Notice for Assessments for Expansion Area - 10/28/20
<b>Additional Services Sub-Total</b>		<b>\$ 4,277.60</b>		
<b>TOTAL:</b>		<b>\$ 22,727.60</b>		

**North Park Isle Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

**Approved (with any necessary revisions noted):**

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

Revised

# INVOICE

Invoice Number: 10164  
Invoice Date: Nov 1, 2020  
Page: 1

<b>Bill To:</b>	
North Park Isle CDD	
2005 Pan Am Circle	
Suite 300	
Tampa, FL 33607	

<b>Ship to:</b>	

Customer ID	Customer PO	Payment Terms	
North Park Isle CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		11/1/20

[illegible]

Subtotal	1,650.00
Sales Tax	
Total Invoice Amount	1,650.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,650.00</b>

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

**INVOICE**

Invoice Number: 10210  
Invoice Date: Oct 28, 2020  
Page: 1

**Bill To:**

North Park Isle CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Ship to:**

Customer ID	Customer PO	Payment Terms	
North Park Isle CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/28/20

Quantity	Item	Description	Unit Price	Amount
		Petition to expand North Park Isle CDD;		
		Statement of Estimated Regulatory Costs		1,500.00
		Petition to expand to County (BOCC Submittal)		9,000.00
		Financial Analysis Report		5,500.00

Subtotal	16,000.00
Sales Tax	
Total Invoice Amount	16,000.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>16,000.00</b>

**North Park Isle CDD**

**MEETING DATE: November 20, 2020**

**DMS:**

*[Handwritten signature]*

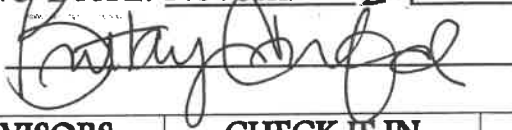
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Albert Viera	X	Salary Accepted	\$200.00
Steve Luce	X	Salary Accepted	\$200.00

AV 112020

North Park Isle CDD

MEETING DATE: November 20, 2020

DMS:



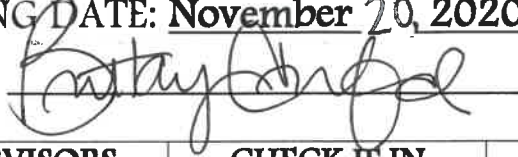
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Albert Viera	X	Salary Accepted	\$200.00
Steve Luce	X	Salary Accepted	\$200.00

ND 112020

**North Park Isle CDD**

MEETING DATE: November 20, 2020

DMS:



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Albert Viera	X	Salary Accepted	\$200.00
Steve Luce	X	Salary Accepted	\$200.00

Rm 112020

**North Park Isle CDD**

**MEETING DATE: November 20, 2020**

**DMS:**

*[Handwritten Signature]*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Albert Viera	X	Salary Accepted	\$200.00
Steve Luce	X	Salary Accepted	\$200.00

SL112020

GRAU

Invoice Month	Request Date	Requestor Name	Client Name	PR#	Qty	Price	Total
October	09/30/2020	Stella Matevosyan	Avelar Creek CDD	D4296972I180	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Cypress Mill	H4297006P443	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Cypress Mill	H4297006P443	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Northwood	T4297012I161	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Rivercrest	O42970158K73	2	26.00	52.00
October	09/30/2020	Stella Matevosyan	Longleaf	T42970195S87	2	26.00	52.00
October	09/30/2020	Stella Matevosyan	Cypress Preserve CDD	K42970239R21	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Cypress Preserve CDD	K42970239R21	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Corkscrew Farms	K42970258K55	2	26.00	52.00
October	09/30/2020	Stella Matevosyan	Champions Reserve	W42970276V31	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Carlton Lakes	B42970317X73	3	26.00	78.00
October	09/30/2020	Stella Matevosyan	Riverbend CDD	Q4297036P486	2	26.00	52.00
October	09/30/2020	Stella Matevosyan	La Collina	U4297040G357	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	The Heights CDD	Y4297042I181	2	26.00	52.00
October	09/30/2020	Stella Matevosyan	South Fork III	D42970476V39	3	26.00	78.00
October	09/30/2020	Stella Matevosyan	Sherwood Manor CDD	K42970495S38	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	North Park Isle	F4297050G327	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Creek Preserve	K4297052I128	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Parkway Center	Y42970639R10	3	26.00	78.00
October	09/30/2020	Stella Matevosyan	Bull Frog Creek	D4297066P472	2	26.00	52.00
October	09/30/2020	Stella Matevosyan	Cypress Shadows	U42970676V94	2	26.00	52.00
October	09/30/2020	Stella Matevosyan	Timber Creek CDD	H4297074A293	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Timber Creek CDD	H4297074A293	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Ventana CDD	L42970817X43	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Summit at Fern Hill	I42970858K98	2	26.00	52.00
October	09/30/2020	Stella Matevosyan	Shell Point	E42970876V76	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Spencer Creek	I42970895S69	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Touchstone CDD	J42970939R75	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Touchstone CDD	J42970939R75	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	V-Dana	T4297094A265	1	26.00	26.00
October	09/30/2020	Stella Matevosyan	Grand Oaks	F42971495S95	2	26.00	52.00

1196.00

## Grau and Associates

951 Yamato Road, Suite 280  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Meritus*  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Date 11/4/2020

### SERVICE

### AMOUNT

Audit FYE 09/30/2020 - Confirmation.com / October

\$ 1,196.00

Current Amount Due

\$ 1,196.00





Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/21/20		NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account	
10/21/2020	Jean Mitotes	185626	
Total Amount Due		Ad Number	
\$2,127.80		0000117060	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/21/20	10/21/20	0000117060	Times	Legals CLS	PH for Assessments - Expansion Area AffidavitMaterial	1	4x14.00 IN	\$2,123.80 \$4.00
		1012			By 4801 0132			

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/21/20		NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account	
10/21/2020	Jean Mitotes	185626	
Total Amount Due		Ad Number	
\$2,127.80		0000117060	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

Received  
NOV 06 2020


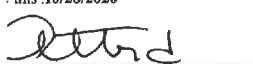
NORTH PARK ISLE  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

1pa Bay Times  
ublished Daily

ough } ss

ersonally appeared Jean Mitotes who on  
rtising Representative of the Tampa Bay  
St. Petersburg, in Pinellas County, Florida;  
ent, being a Legal Notice in the matter RE:  
rea was published in Tampa Bay Times:  
er in the issues of Baylink Hillsborough

Bay Times is a newspaper published in  
that the said newspaper has heretofore been  
borough County, Florida each day and has  
matter at the post office in said Hillsborough  
year next preceding the first publication of  
and affiant further says that he/she neither  
or corporation any discount, rebate,  
se of securing this advertisement for

  
: this 10/28/2020  


X or produced identification

JESSICA ATTARD  
Commission # GG 308686  
Expires March 28, 2023  
Bonded Thru Budget Notary Services

## Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the North Park Isle Community Development District

The Board of Supervisors ("Board") of the North Park Isle Community Development District ("District") will hold a regular meeting and public hearing on Thursday, November 12, 2020, at 2:00 p.m., at the office of Meritus Districts, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check with the District Manager at [Brian.Lenth@npi-cdd.com](mailto:Brian.Lenth@npi-cdd.com).

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Expansion Area Master Assessment Methodology Report dated October 9, 2020. The proposed bonds will fund the public improvements described in the Report of the District Engineer - Expansion Parcel dated October 9, 2020. The Board will act as an equidistant Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$26,040,000 principal in debt, including interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

ASSESSMENT ROLL	
TOTAL ASSESSMENT:	\$26,040,000.00
ANNUAL ASSESSMENT:	\$2,059,058.72 (30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:	163.49
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$159,275.80
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$12,594.40 (30 Installments)

Gross Unimproved Assessable Acres	PARCEL ASSESSMENTS	
	PAR Debt	Total Annual
46.93	\$7,477,998.65	\$591,307.16
60.73	\$9,672,619.13	\$764,858.01
1.02	\$162,461.31	\$12,846.29
54.79	\$8,726,720.90	\$690,047.26
<b>Totals:</b>	<b>\$26,040,000.00</b>	<b>\$2,059,058.72</b>

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.


At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at 813-870-7000 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770 (TDD), or 1-800-955-8770 (voice) for aid in contacting the District Office.

Brian Lenth, District Manager



October 21 & 28, 2020

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Expansion Area Master Assessment Methodology Report dated October 9, 2020, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadway, stormwater management, water distribution, sanitary sewer system, recreational amenities, parks, landscaping, and handicapping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$18,560,000 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$26,040,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unimproved and therefore the Debt Assessments will be levied initially on a per-acre basis since the Project benefits all of developable lands within the District. On and after the date the benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per-acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on October 9, 2020.

Affair:  
Brian Lenth  
Secretary

North Park Isle  
Community Development District  
Jeffery Hills  
Chair of the Board of Supervisors

00011700-01

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/28/20	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
10/28/2020	Jean Mitotes	185626
Total Amount Due	Ad Number	
\$2,123.80	0000117060	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/28/20	10/28/20	0000117060	Times	Legals CLS	PH for Assessments - Expansion Area	1	4x14.00 IN	\$2,123.80
<p>2 of 2</p> <p>Net \$1300</p> <p>464</p>								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
10/28/20	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
10/28/2020	Jean Mitotes	185626
Total Amount Due	Ad Number	
\$2,123.80	0000117060	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

NORTH PARK ISLE  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

Received


NOV 06 2020

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ished Daily

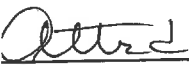
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ally appeared Jean Mitotes who on  
ng Representative of the Tampa Bay  
Petersburg, in Pinellas County, Florida;  
being a Legal Notice in the matter RE:  
was published in Tampa Bay Times:  
the issues of Baylink Hillsborough

y Times is a newspaper published in  
he said newspaper has heretofore been  
ough County, Florida each day and has  
tter at the post office in said Hillsborough  
r next preceding the first publication of  
d affiant further says that he/she neither  
corporation any discount, rebate,  
of securing this advertisement for



10/28/2020



or produced identification

JESSICA ATTARD  
Commission # GG 308686  
Expires March 28, 2023  
Bonded Thru Budget Notary Services

NOTARY PUBLIC  
FLORIDA

LEGAL NOTICE

# Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the North Park Isle Community Development District

The Board of Supervisors ("Board") of the North Park Isle Community Development District ("District") will hold a regular meeting and public hearing on Thursday, November 12, 2020, at 2:00 p.m., at the office of Maribou Districts, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidelines regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check with the District Manager at Brian.Lamb@npi.com for more information.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and schedule of the Debt Assessments on all benefited lands within the District, more fully described in the Expansion Area Master Assessment Methodology Report dated October 9, 2020. The proposed bonds will fund the public improvements described in the Report of the District Engineer - Expansion Parcel dated October 9, 2020. The Board will act as an assessing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenue to retire no more than \$26,040,000 principal of debt, including interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

## Preliminary Assessment Roll

ASSESSMENT ROLL			
TOTAL ASSESSMENT:		\$26,040,000.00	
ANNUAL ASSESSMENT:		\$2,059,058.72	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-		163.49	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE		\$159,275.80	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE		\$12,594.40	(30 Installments)
Landowner Name, Hillsborough County Roll ID & Address			
North Park Isle Development LLC:			
Folio ID: Part of 89057-0000; Part of 89052-0050; Part of 89054-0000; 89900-0000; 89901-0000			
6522 Gunn Highway			
Tampa, FL 33625			
Park East Holdings LLC:			
Folio ID: 89025-0000; Part of 89044-0000; 89715-0000; Part of 89716-0000			
6522 Gunn Highway			
Tampa, FL 33625			
James Lee Newsome:			
Folio ID: Part of 89715-0025			
6522 Gunn Highway			
Tampa, FL 33625			
Wilder Oaks LLC:			
Folio ID: 89624-0000; Part of 89648-0000; Part of 89657-0025			
6522 Gunn Highway			
Tampa, FL 33625			
Totals		163.49	\$26,040,000.00 \$2,059,058.72
Gross Unplatted Assessable Acres			
North Park Isle Development LLC:		46.95	\$7,477,598.65 \$591,307.36
Park East Holdings LLC:		60.73	\$9,672,819.13 \$764,838.01
James Lee Newsome:		1.02	\$162,461.31 \$12,846.29
Wilder Oaks LLC:		54.79	\$8,726,720.90 \$690,047.26

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

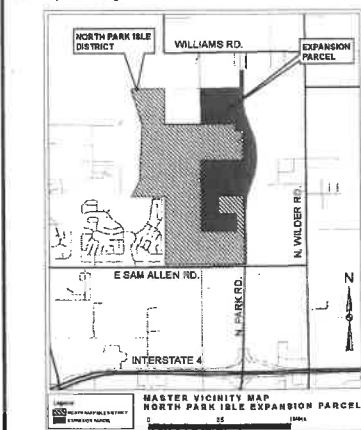
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be conducted by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which each appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 (TDD), or 1-800-955-8770 (voice) for aid in contacting the District office.

Brian Lamb, District Manager



RESOLUTION NO. 2021-01  
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; DESIGNATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN

WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the North Park Isle Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Report of the District Engineer - Expansion Parcel dated October 9, 2020 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the office of Maribou Districts, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 197, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Expansion Area Master Assessment Methodology Report dated October 9, 2020 (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. The Debt Assessments shall be levied to defray all of the costs of the Project.

3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater management, water distribution, sanitary sewer system, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.

5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$19,850,000 (hereinafter referred to as the "Estimated Cost").

6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$26,040,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment revenue bonds, to be issued in one or more series.

7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date levied lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.

8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenue.

9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plan heretofore provided for.

10. There is on file at the District Office, an assessment plan showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefits to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on October 8, 2020.

Attest:  
Brian Lamb  
Secretary

North Park Isle  
Community Development District  
Affirming Hills  
Chair of the Board of Supervisors

## North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	10246	\$ 1,660.90		District Management Service Charge - December 2020
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,660.90</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Stantec	1731732	\$ 683.50		Professional Services through 11/20/20
Straley Robin Vericker	19139	639.00		Professional Services through 11/15/20
<b>Additional Services Sub-Total</b>		<b>\$ 1,322.50</b>		
<b>TOTAL:</b>		<b>\$ 2,983.40</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**North Park Isle Community Development District  
Summary of Operations and Maintenance Invoices**

<b>Vendor</b>	<b>Invoice/Account Number</b>	<b>Amount</b>	<b>Vendor Total</b>	<b>Comments/Description</b>
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[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

**INVOICE**


Invoice Number: 10246  
Invoice Date: Dec 1, 2020  
Page: 1

**Bill To:**

North Park Isle CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Ship to:**

Customer ID	Customer PO	Payment Terms	
North Park Isle CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		12/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - December		1,500.00
		Website Administration		150.00
		Postage - October		10.90
				

Subtotal	1,660.90
Sales Tax	
Total Invoice Amount	1,660.90
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,660.90</b>

**INVOICE**

Page 1 of 1

<b>Invoice Number</b>	1731732
<b>Invoice Date</b>	December 2, 2020
<b>Purchase Order</b>	215614807
<b>Customer Number</b>	150688
<b>Project Number</b>	215614807

**Bill To**

North Park Isle CCD  
Accounts Payable  
c/o Meritus Districts  
2005 Pan Am Circle  
Suite 300  
Tampa FL 33607  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

**Project North Park Isle CDD - District Engineering Services**

Project Manager  
Current Invoice Total (USD)

Stewart, Tonja L  
683.50

For Period Ending

**November 20, 2020**

Process requisitions

**Top Task 2021 2021 FY General Consulting****Professional Services****Category/Employee**

Nurse, Vanessa M  
Stewart, Tonja L

**Current  
Hours****Rate****Current  
Amount**

2.50

127.00

317.50

2.00

183.00

366.00

**Subtotal Professional Services**

4.50

683.50

Top Task Subtotal 2021 FY General Consulting

683.50

**Total Fees & Disbursements**

683.50

**INVOICE TOTAL (USD)****683.50****Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

North Park Isle Community Development District

Meritus Districts

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

November 24, 2020

Client: 001509

Matter: 000001

Invoice #: 19139

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2020

## SERVICES

Date	Person	Description of Services	Hours
10/21/2020	DCC	PREPARE FOR UPCOMING LANDOWNER ELECTIONS.	0.1
10/21/2020	LB	PREPARE DRAFT BALLOT FOR LANDOWNERS ELECTION.	0.2
10/27/2020	LB	PREPARE DRAFT RESOLUTION CANVASSING AND CERTIFYING THE LANDOWNERS ELECTION, DRAFT RESOLUTION DESIGNATING THE OFFICERS OF THE DISTRICT AND OATH OF OFFICE.	0.6
10/29/2020	JMV	PREPARE BALLOT FOR CDD LANDOWNER ELECTION.	0.2
10/29/2020	LB	PREPARE INSTRUCTIONS FOR LANDOWNERS ELECTION.	0.2
10/30/2020	DCC	PREPARE FOR UPCOMING LANDOWNER ELECTIONS.	0.1
10/30/2020	LB	FINALIZE RESOLUTIONS AND OATH OF OFFICE FOR SUPERVISORS; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING RESOLUTION CANVASSING AND CERTIFYING LANDOWNERS ELECTION, RESOLUTION DESIGNATING OFFICERS AND FORM OF OATH OF OFFICE.	0.2
11/3/2020	JMV	PREPARE FOR AND ATTEND CDD LANDOWNER MEETING.	0.3
11/3/2020	DCC	PREPARE FOR AND PARTICIPATE IN LANDOWNER ELECTIONS.	0.2
11/11/2020	JMV	REVIEW COMMUNICATION FROM B. HOWELL; REVIEW LEGAL NOTICES.	0.2

November 24, 2020  
Client: 001509  
Matter: 000001  
Invoice #: 19139

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	
		Total Professional Services	2.3	\$507.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.7	\$213.50
DCC	Dana C. Collier	0.4	\$114.00
LB	Lynn Butler	1.2	\$180.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
10/2/2020	XPRESS DELIVERIES, LLC- Courier Service-	\$27.75
10/14/2020	XPRESS DELIVERIES, LLC- Courier Service-	\$14.50
11/15/2020	Photocopies (595 @ \$0.15)	\$89.25
	Total Disbursements	\$131.50
	Total Services	\$507.50
	Total Disbursements	\$131.50
	Total Current Charges	\$639.00

**PAY THIS AMOUNT**

**\$639.00**

*Please Include Invoice Number on all Correspondence*

# North Park Isle Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2020



District Management Services, LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**North Park Isle**  
Balance Sheet  
As of 12/31/2020  
(In Whole Numbers)

	General Fund	Debt Service Series 2019	Capital Projects Series 2019	General Fixed Assets Account Group	General Long Term Debt	Total
<b>Assets</b>						
Cash - Operating Account	839	0	0	0	0	839
Revenue Series 2019 #9000	0	1	0	0	0	1
Interest Series 2019 #9001	0	0	0	0	0	0
Reserve Series 2019 #9003	0	765,275	0	0	0	765,275
Acq & Const Series 2019 #9005	0	0	3,338,324	0	0	3,338,324
General Series 2019 #9006	0	0	404,194	0	0	404,194
Costs of Issuance Series 2019 #9007	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	2,020	0	0	0	0	2,020
Construction Work In Progress	0	0	0	7,037,205	0	7,037,205
Amount Available - Debt Service	0	0	0	0	1,235,754	1,235,754
Amount To Be Provided Debt Service	0	0	0	0	11,159,246	11,159,246
<b>Total Assets</b>	<b>2,860</b>	<b>765,276</b>	<b>3,742,518</b>	<b>7,037,205</b>	<b>12,395,000</b>	<b>23,942,858</b>
<b>Liabilities</b>						
Accounts Payable	24,616	0	0	0	0	24,616
Accounts Payable - Other	0	0	0	0	0	0
Accrue Expenses Payable	0	0	0	0	0	0
Revenue Bond Payable Series 2019	0	0	0	0	12,395,000	12,395,000
<b>Total Liabilities</b>	<b>24,616</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,395,000</b>	<b>12,419,616</b>
<b>Fund Equity &amp; Other Capital Contribution</b>						
Fund Balance - All Other Reserves	0	769,310	5,669,737	0	0	6,439,047
Fund Balance - Unreserved	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	7,037,205	0	7,037,205
Other	(21,757)	(4,034)	(1,927,219)	0	0	(1,953,010)
<b>Total Fund Equity &amp; Other Capital Contribution</b>	<b>(21,757)</b>	<b>765,276</b>	<b>3,742,518</b>	<b>7,037,205</b>	<b>0</b>	<b>11,523,242</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>2,860</b>	<b>765,276</b>	<b>3,742,518</b>	<b>7,037,205</b>	<b>12,395,000</b>	<b>23,942,858</b>

**North Park Isle**  
Statement of R & E  
001 - General Fund  
From 10/1/2020 Through 12/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O & M Assessments - Off Roll	211,325	0	(211,325)	(100)%
Contributions & Donations From Private Sources				
Developer Contribution	0	14,634	14,634	0 %
Total Revenues	211,325	14,634	(196,691)	(93)%
Expenditures				
Legislative				
Supervisor Fees	4,000	800	3,200	80 %
Financial & Administrative				
District Manager	32,000	20,500	11,500	36 %
District Engineer	4,000	684	3,317	83 %
Disclosure Report	7,200	0	7,200	100 %
Trustee Fees	8,000	673	7,327	92 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	5,900	26	5,874	100 %
Postage, Phone, Faxes, Copies	150	14	136	91 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	2,000	5,165	(3,165)	(158)%
Bank Fees	300	30	270	90 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,200	1,950	(750)	(63)%
ADA Website Compliance	1,800	0	1,800	100 %
Legal Council				
District Counsel	5,000	912	4,088	82 %
Water Utility Services				
Water Utility Services	5,000	0	5,000	100 %
Utility Services				
Street Lights	50,000	0	50,000	100 %
Other Physical Environment				
Waterway Management Program - Contract	12,000	0	12,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
General, Property & Casualty Insurance	6,000	2,819	3,181	53 %
Landscaping - Contract	50,000	0	50,000	100 %
Total Expenditures	211,325	36,054	175,271	83 %

**North Park Isle**  
 Statement of R & E  
 001 - General Fund  
 From 10/1/2020 Through 12/31/2020  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	0	(21,420)	(21,420)	0 %
Fund Balance, End of Period	0	(21,420)	(21,420)	0 %

**North Park Isle**  
Statement of R & E  
200 - Debt Service Series 2019  
From 10/1/2020 Through 12/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	763,363	0	(763,363)	(100)%
Interest Earnings				
Interest Earnings	0	13	13	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	274,549	274,549	0 %
Total Revenues	763,363	274,562	(488,801)	(64)%
Expenditures				
Debt Service Payments				
Debt Service Interest	553,363	278,584	274,779	50 %
Debt Service Principal	210,000	0	210,000	100 %
Total Expenditures	763,363	278,584	484,779	64 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(11)	(11)	0 %
Total Other Financing Sources	0	(11)	(11)	0 %
Excess of Revenues Over (Under) Expenditures	0	(4,034)	(4,034)	0 %
Fund Balance. Beginning of Period				
Fund Balance - All Other Reserves				
	0	769,310	769,310	0 %
Total Fund Balance. Beginning of Period	0	769,310	769,310	0 %
Fund Balance. End of Period	0	765,276	765,276	0 %

**North Park Isle**  
Statement of R & E  
300 - Capital Projects Series 2019  
From 10/1/2020 Through 12/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	82	82	0 %
Total Revenues	0	82	82	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than	0	1,927,313	(1,927,313)	0 %
Buildings				
Total Expenditures	0	1,927,313	(1,927,313)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	11	11	0 %
Total Other Financing Sources	0	11	11	0 %
Excess of Revenues Over (Under)	0	(1,927,219)	(1,927,219)	0 %
Expenditures				
Fund Balance, Beginning of Period				
Fund Balance - All Other				
Reserves	0	5,669,737	5,669,737	0 %
Total Fund Balance, Beginning	0	5,669,737	5,669,737	0 %
of Period				
Fund Balance, End of Period	0	3,742,518	3,742,518	0 %



**North Park Isle**  
Statement of R & E  
900 - General Fixed Assets Account Group  
From 10/1/2020 Through 12/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance. Beginning of Period				
Investment In General Fixed Assets				
	0	7,037,205	7,037,205	0 %
Total Fund Balance. Beginning of Period	0	7,037,205	7,037,205	0 %
Fund Balance. End of Period	0	7,037,205	5,109,892	0 %

North Park Isle  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/2020

Reconciliation Date: 12/31/2020

Status: Locked

Bank Balance	865.21
Less Outstanding Checks/Vouchers	26.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	839.21
Balance Per Books	<u>839.21</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

North Park Isle  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 12/31/2020  
Reconciliation Date: 12/31/2020  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1086	12/17/2020	System Generated Check/Voucher	26.00	Grau and Associates
Outstanding Checks/Vouchers			26.00	

North Park Isle  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/2020

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1079	11/1/2020	System Generated Check/Voucher	200.00	Nicholas J. Dister
1080	11/1/2020	System Generated Check/Voucher	200.00	Ryan Motko
1087	12/17/2020	System Generated Check/Voucher	3,750.00	Meritus Districts
1088	12/17/2020	System Generated Check/Voucher	4,251.60	Times Publishing Company
1089	12/23/2020	System Generated Check/Voucher	348.15	Straley Robin Vericker
CD004	12/31/2020	Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u><u>8,764.75</u></u>	

North Park Isle  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 12/31/2020  
Reconciliation Date: 12/31/2020  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
001	12/16/2020	Developer Funding - 12.15.20	8,161.87	
Cleared Deposits			8,161.87	