

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT**

March 4, 2021 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 **Friday, March 4, 2021 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

Brian Lamb called the Regular Meeting of the Board of Supervisors of the North Park Isle Community Development District to order on **Friday, March 4, 2021 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Jeff Hills	Chair
Ryan Motko	Vice-Chair
Nick Dister	Supervisor
Albert Viera	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brian Howell	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

There were no audience members present.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of District Engineer's Report

Mr. Lamb reviewed the Engineer's Report with the Board.

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MOTION TO:	Approve the District Engineer’s Report in substantial form, subject to the review of the finance team and various other professionals associated with the bond issuance.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Supplemental Assessment Methodology Report

Mr. Lamb went over the Supplemental Assessment Methodology Report with the Board.

MOTION TO:	Approve the Supplemental Assessment Methodology Report in substantial form, subject to review of the finance team.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Resolution 2021-07; Delegated Award Resolution

- i. Second Supplemental Trust Indenture**
- ii. Bond Purchase Contract**
- iii. Preliminary Limited Offering Memorandum**
- iv. Continuing Disclosure Agreement**

D. Consideration of Ancillary Financing Documents

- i. Declaration of Consent**
- ii. Agreement to Convey or Dedicate**
- iii. Collateral Assignment**
- iv. Funding and Completion Agreement**
- v. True-Up Agreement**
- vi. Lien of Record, Disclosure of Public Financing**

Mr. Lamb noted that for all of the documents, where it says “Chair” it should say “Chair or Vice Chair” so that Supervisor Motko can sign in case Supervisor Hills is unavailable to sign when trying to finalize a deal. Mr. Vericker and the Board agreed.

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MOTION TO:	Approve Items 3C and D with a change to the resolution and all of the ancillary financing documents associated with the resolution.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Acceptance of Lift Station from the Developer & Approval of the Special Warranty Deed

Mr. Lamb went over the acceptance of the lift station from the developer and the Special Warranty Deed with the Board. Mr. Vericker noted they are requiring the purchase of a title insurance policy.

MOTION TO:	Accept the lift station from the developer and approve the Special Warranty Deed and title insurance.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

F. General Matters of the District

There were no general matters to discuss at this time.

4. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting February 4, 2021**
- B. Consideration of Operations and Maintenance Expenditures January 2021**
- C. Review of Financial Statements Month Ending January 31, 2021**

The Board reviewed the Consent Agenda items.

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

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127 **5. VENDOR/STAFF REPORTS**

128 **A. District Counsel**

129 **B. District Engineer**

130 **C. District Manager**

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132 There were no further reports from staff at this time.

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135 **6. SUPERVISOR REQUESTS**

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137 There were no additional supervisor requests.

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140 **7. AUDIENCE QUESTIONS AND COMMENTS**

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142 There were no audience questions or comments.

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146 **8. ADJOURNMENT**

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

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

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

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

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163 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
164 **noticed meeting held on 05/06/2021.**

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166 Brian Lamb
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168 **Signature**

169 Brian Lamb
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171 **Printed Name**

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173 **Title:**
174 **Secretary**
175 **Assistant Secretary**

166 Jeffery S. Hills
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168 **Signature**

169 Jeffery S. Hills
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171 **Printed Name**

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173 **Title:**
174 **Chairman**
175 **Vice Chairman**



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180 *Recorded by Records Administrator*

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183 Brittany Crutchfield
184 *Signature*

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186 5/7/2021
187 *Date*