

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT**

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**August 30, 2018 Minutes of Landowners Election and Regular Meeting**

**Minutes of the Landowners Election and Regular Meeting**

The Landowners Election and Regular Meeting of the Board of Supervisors for the North Park Isle Community Development District was held on **Thursday, August 30, 2018 at 10:00 a.m.** at The Offices of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

**REGULAR MEETING OF THE BOARD OF SUPERVISORS**

**1. CALL TO ORDER**

Nicole Hicks called the Landowners Election of the Board of Supervisors of the North Park Isle Community Development District to order on **Thursday, August 30, 2018 at 10:00 a.m.**

**Staff Members Present:**

Brian Lamb	Meritus	<i>via conference call</i>
Brian Howell	Meritus	
Nicole Hicks	Meritus	
John Vericker	District Counsel	

**Other Members Present:**

Jeff Hills	Supervisor	<i>via conference call</i>
Ryan Motko	Supervisor	
Nick Dister	Supervisor	
Albert Viera	Supervisor	

There were no members of the general public in attendance.

**2. APPOINTMENT OF MEETING CHAIRMAN**

Ms. Hicks will serve as the Chair of the meeting.

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

Nick Dister presented the proxy. The total number of votes was 364. The candidates were Jeff Hills, Ryan Motko, Nick Dister, Albert Viera, and Steve Luce. Ms. Hicks stated that the two candidates who received the highest number of votes will serve in the seats that have the four-year term, and the three candidates who received the lowest number of votes will serve in the seats that have the two-year terms.

46           **4. ELECTION OF SUPERVISORS**

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48           Jeff Hills received 364 votes. Ryan Motko received 364 votes. Nick Dister received 363 votes.  
49           Albert Viera received 363 votes. Steve Luce received 363 votes.

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51           Jeff Hills will hold Seat 1, which expires in 2022. Ryan Motko will hold Seat 2, which expires in  
52           2022. Nick Dister will hold Seat 3, which expires in 2020. Albert Viera will hold Seat 4, which  
53           expires in 2020. Steve Luce will hold Seat 5, which expires in 2020.

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56           **5. OWNER REQUESTS**

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58           There were no owner requests.

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61           **6. ADJOURNMENT**

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63           The meeting was adjourned.

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66           **REGULAR MEETING OF THE BOARD OF SUPERVISORS**

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69           **1. CALL TO ORDER**

70           Nicole Hicks called the Regular Meeting of the Board of Supervisors of the North Park Isle  
71           Community Development District to order on **Thursday, August 30, 2018 at approximately**  
72           **10:05 a.m.**

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

76           Jeff Hills	Supervisor	<i>via conference call</i>
77           Ryan Motko	Supervisor	
78           Nick Dister	Supervisor	
79           Albert Viera	Supervisor	

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81           **Staff Members Present:**

82           Brian Lamb	Meritus	<i>via conference call</i>
83           Brian Howell	Meritus	
84           Nicole Hicks	Meritus	
85           John Vericker	District Counsel	

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87           There were no members of the general public in attendance.

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90           **2. PUBLIC COMMENT PERIOD**

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**3. OATH OF OFFICE**

Ms. Hicks led the Supervisors present in reciting and signing the Oath of Office.

**4. VENDOR/STAFF REPORTS**

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

**5. BUSINESS ITEMS**

- A. Consideration of Resolution 2018-25; Canvassing and Certifying the Results of the Landowners Election**

Ms. Hicks went over the resolution.

MOTION TO:	Approve Resolution 2018-25.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

- B. Consideration of Resolution 2018-26; Designating Officers**

The Board discussed the officer positions.

MOTION TO:	Appoint Jeff Hills as Chair.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

130 The Board continued to discuss the officer positions.  
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132	MOTION TO:	Appoint Ryan Motko as the Vice Chair.
133	MADE BY:	Supervisor Dister
134	SECONDED BY:	Supervisor Viera
135	DISCUSSION:	None further
136	RESULT:	Called to Vote: Motion PASSED
137		4/0 - Motion Passed Unanimously

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139 Ms. Hicks stated that Brian Lamb from Meritus will serve as Secretary, Eric Davidson from  
140 Meritus will serve as Treasurer, and the balance of the Board and Brian Howell from Meritus  
141 will serve as Assistant Secretaries.  
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143	MOTION TO:	Approve Resolution 2018-26 as stated.
144	MADE BY:	Supervisor Motko
145	SECONDED BY:	Supervisor Dister
146	DISCUSSION:	None further
147	RESULT:	Called to Vote: Motion PASSED
148		4/0 - Motion Passed Unanimously

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150 **C. Consideration of Resolution 2018-27; Declaring Special Assessments**

- 151 **i. District Engineer's Bond Validation Report**  
152 **ii. Master Assessment Methodology Report**  
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154 Ms. Hicks went over the resolution. Mr. Lamb went over the Bond Validation Report and Master  
155 Assessment Methodology Report.  
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157	MOTION TO:	Accept the Master Assessment Methodology Report 158 in substantial Form, subject to review by the 159 Underwriter, Bond Counsel, other various 160 professionals.
161	MADE BY:	Supervisor Viera
162	SECONDED BY:	Supervisor Dister
163	DISCUSSION:	None further
164	RESULT:	Called to Vote: Motion PASSED
165		4/0 - Motion Passed Unanimously

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167 Mr. Lamb went over the resolution with the Board.  
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MOTION TO:	Approve Resolution 2018-27 and associated exhibits.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**D. Consideration of Resolution 2018-28; Setting Public Hearing for Special Assessments**

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Ms. Hicks went over the resolution and noted that the Public Hearing for Special Assessment will be held at the current location on October 2, 2018 at 10:00 a.m.

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MOTION TO:	Approve Resolution 2018-28.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**E. Consideration of Development Acquisition Agreement**

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Mr. Lamb noted that the bond validation hearing is scheduled for the beginning of October. Mr. Vericker went over the Development Acquisition Agreement with the Board.

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

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**F. Consideration of Promissory Note for Bond Infrastructure**

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Mr. Vericker went over the Promissory Note for Bond Infrastructure with the Board.

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MOTION TO:	Approve the Promissory Note for Bond Infrastructure.
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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**G. General Matters of the District**

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**6. BOARD MEMBERS' COMMENTS**

There were no Board member comments.

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**7. PUBLIC/AUDIENCE QUESTIONS AND COMMENTS**

There were no public comments.

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**8. ADJOURNMENT**

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

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

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240 \*These minutes were done in summary format.

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

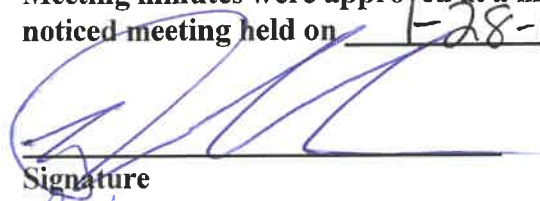
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247 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
248 noticed meeting held on 8-28-19.

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Signature

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Brian Lamb

Printed Name

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Title:  
 Secretary  
 Assistant Secretary

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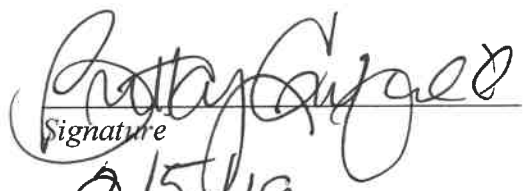
Signature

Jeffrey S. Hill

Printed Name

Title:  
 Chairman  
 Vice Chairman

Recorded by Records Administrator



Signature

8/5/19

Date



Official District Seal