

1 **MINUTES OF MEETING**

2 **PARKLAND PRESERVE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Parkland Preserve Community
5 Development District was held on Monday, August 24, 2026 at 4:30 p.m. at Parkland Preserve Amenity
6 Center, 835 Parkland Trail, St. Augustine, FL 32095.

7 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

8 Ms. Harden called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Alfred Myslicki	Board Supervisor, Chairman
11 Clare Olson	Board Supervisor, Vice Chairwoman
12 Kimberly Inman <i>(via phone)</i>	Board Supervisor, Assistant Secretary
13 John Vicich	Board Supervisor, Assistant Secretary
14 Gerard Dickinson	Board Supervisor, Assistant Secretary

15 Also present were:

16 Dana Harden	District Manager, Vesta District Services
17 Ken Thomas	Amenity Manager, Vesta Property Services
18 Ron Zastrocky <i>(via phone)</i>	Field Services, Vesta Property Services
19 Bennett Davenport	District Counsel, Kutak Rock
20 Chris Reuther	District Engineer, Kimley-Horn

21
22 *The following is a summary of the discussions and actions taken at the August 24, 2026 Parkland Preserve*
23 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
24 *request.*

25 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

26 Mr. Myslicki led all in attendance in the Pledge of Allegiance.

27 **THIRD ORDER OF BUSINESS – Audience Comments –** *(limited to 3 minutes per individual for agenda*
28 *items)*

29 Prior to opening the floor to audience comments, Mr. Myslicki apologized to the Board for a
30 comment he had made at the previous meeting that he stated had been inappropriate.

31 There were no comments from any audience members.

32 **FOURTH ORDER OF BUSINESS – Staff Reports – Questions from Board Members Only**

33 A. District Counsel

34 Mr. Davenport stated that his firm had been on a call earlier in the day with Kimley Horn discussing
35 coordination for the meeting with Junior Davis, noting that arrangements had been made for all of
36 Junior Davis's subcontractors and both geotechnical firms

37 B. District Engineer

38 Mr. Reuther stated that he had been in talks with representatives from Dirt Works, and that exact
39 dates with repairs would be provided by August 26. Mr. Reuther also noted that the crack at the
40 stop sign that the Board had reported was significant and reached lime rock depth, and that he had
41 sent photographs of the gouge to Dirt Works. Mr. Reuther noted that it needed to be determined

whether there was an underlying issue where the lime rock itself was settling, as this may result in more significant repair costs beyond a simple asphalt repair. Mr. Reuther recommended authorizing an amount not to exceed \$5,000 for Dirt Works to repair the asphalt during their site visit and investigation in the event that this was determined to be the full extent of the problem.

On a MOTION by Mr. Vicich, SECONDED by Ms. Inman, WITH ALL IN FAVOR, the Board approved authorizing Dirt Works to perform asphalt repairs, in an amount not to exceed \$5,000.00, for the Parkland Preserve Community Development District.

Following the motion, Mr. Reuther discussed the tract of land that Pulte had planned on dedicating to the CDD, noting that while the developer had indicated that they were open to making this a conservation easement, they still needed confirmation from the County that this would be accepted. Mr. Reuther suggested that the county planning staff may accept a letter outlining that the CDD would accept a conservation easement rather than a land donation, but noted concerns that the County might require additional steps such as an adjustment to zoning which the developer would not be amenable to. Ms. Harden stated that she could draft a letter to Pulte outlining the CDD's preferences and send it to Counsel for review.

Mr. Reuther noted that his firm had received a resident complaint about ponds appearing yellow, and advised that from an engineering perspective the ponds were functioning normal so he had no additional comment.

C. District Manager

- Exhibit 1: Presentation of Meeting Matrix

FIFTH ORDER OF BUSINESS – Vendor Reports – Questions from Board Members Only

A. Exhibit 2: Vesta Property Services Amenity Manager Report (*revised 8/18*)

Mr. Thomas stated that he was in the process of setting up two food trucks for September, and that the turnout on August 21 appeared to have been good enough to justify the purchase of a sign to indicate when food trucks were present.

Mr. Thomas also noted that Bland Landscaping had been finishing up revising the irrigation on Dovetail and Parkland Trail. The Board and Mr. Thomas discussed mulch installation proposals and timing, with comments heard from the Board regarding having a refresh in the spring season.

- Exhibit 3: Presentation of Proposals for New Amenity Center Outlets

1. Grover Electrical – 3 Double Duplex Outlets and Circuits in Multi-Purpose Room - \$3,014.00 without tax

Mr. Thomas noted that this quote had been solicited by Mr. Dickinson, and was for a total of 12 outlets. Mr. Dickinson provided some background on the acquisition of the proposal and noted his issues with missing detail with the competing proposal. Mr. Thomas acknowledged that some details still needed to be worked out with Grover Electrical's methodology for running wires through or working with a separate subpanel. Suggestions were heard from the Board to establish Mr. Thomas as a project manager to oversee the work.

On a MOTION by Mr. Dickinson, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board approved the Grover Electrical proposal for installing new Amenity Center power outlets, as presented, in the amount of \$3,014.00, for the Parkland Preserve Community Development District.

2. Beaches Electrical – 2 Circuits 4 Outlets - \$4,100.00 (*submitted in March*)

Mr. Thomas noted a report from a resident regarding the front door not locking properly, and explained that both the top and bottom of the door needed to be secured in order for the maglock to work properly. Some comments were made regarding acquiring a proposal to restock ponds with fish.

B. Exhibit 4: TIGRIS/Charles Aquatics Service Report

No representative was present from TIGRIS to present the report. Ms. Harden acknowledged negative comments from the Board regarding conditions on Pond 3.

C. Exhibit 5: Bland Landscaping Co. Reports

No representative was present from Bland Landscaping Co. to present the reports. The Board and Ms. Harden discussed conditions by the Amenity Center entrance and timing of landscape improvements, and requested that management send Bland a letter regarding landscaping around the Center, as well as palm tree trimming to prevent fallen frond hazards and proactive mulch refreshing. Additional suggestions were made for the vendor to establish an anticipated timeline of landscaping work throughout the year.

SIXTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held July 27, 2026

B. Exhibit 9: Consideration for Acceptance – The July 2026 Unaudited Financial Statements

On a MOTION by Mr. Myslicki, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board approved all items of the Consent Agenda for the Parkland Preserve Community Development District.

SEVENTH ORDER OF BUSINESS – Business Matters

A. Exhibit 8: Consideration & Adoption of **Resolution 2026-11**, Adopting FY 2027 Meeting Schedule

The Board discussed the impacts of moving to a schedule with 12 annual meetings, with comments made noting the estimated costs per meeting, though acknowledging the benefit of discussing District matters among Supervisors on a more regular basis. The Board opted to proceed with meetings every month, with the exception of November and December's meeting being consolidated into one December 7 meeting date.

On a MOTION by Ms. Inman, SECONDED by Mr. Vicich, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-11**, Adopting the FY 2027 Meeting Schedule, as amended, for the Parkland Preserve Community Development District.

B. Exhibit 9: Consideration & Approval of Bland Landscaping Entrance Perennial Plantings Proposal - \$700.00

Ms. Harden stated that this proposal would be for 20 miscellaneous perennials.

On a MOTION by Mr. Vicich, SECONDED by Ms. Inman, WITH ALL IN FAVOR, the Board approved the Bland Landscaping Entrance Perennial Plantings Proposal, in the amount of \$700.00, for the Parkland Preserve Community Development District.

C. Exhibit 10: Consideration & Approval of Bland Landscaping Fall Seasonal Annuals Proposal - \$1,083.00

The Board expressed some concerns with the lack of itemization on the proposal. Ms. Inman also expressed concerns with incurring further delays by waiting for clarification from the vendor and

124 tabling consideration of the proposal to the next meeting. Suggestions were heard to approve the
125 proposal pending Ms. Inman meeting with the vendor to get details on the plants being installed
126 and confirm the selections..

127 On a MOTION by Ms. Inman, SECONDED by Mr. Vicich, WITH ALL IN FAVOR, the Board approved
128 the Bland Landscaping Fall Seasonal Annuals Proposal, pending final approval from Ms. Inman regarding
129 the type and number of plants to be installed, in the amount of \$1,083.00, for the Parkland Preserve
130 Community Development District.

131 D. Exhibit 11: Consideration of All Weather Amenity Center Stucco Repair - \$995.00

132 On a MOTION by Ms. Olson, SECONDED by Mr. Dickinson, WITH ALL IN FAVOR, the Board
133 approved the All Weather Amenity Center Stucco Repair proposal, in the amount of \$995.00, for the
134 Parkland Preserve Community Development District.

135 **EIGHTH ORDER OF BUSINESS – Discussion Topics**

136 There being none, the next item followed.

137 **NINTH ORDER OF BUSINESS – Supervisors Requests**

138 Mr. Myslicki requested pricing for additional chairs and tables for the Amenity Center, as well as
139 a storage cart. Mr. Myslicki suggested that acquiring 36 folding chairs and 4 six-foot folding tables
140 would help to accommodate parties and events, adding that he had concerns about patio furniture
141 getting wear and tear from being brought in and out of the facility repeatedly with current setups.
142 Discussion ensued regarding the 90-person maximum capacity of the space and recent peaks for
143 event attendance, as well as storage space considerations for the extra furniture. Ms. Harden
144 suggested that she could look into quotes for storage sheds.

145 Ms. Olson noted requests from residents for a bike rack, which Ms. Harden stated she would gather
146 quotes for. Ms. Olson suggested for rack sizing to accommodate around 10 bicycles. Ms. Olson
147 additionally referenced previous comments from a resident that had raised concerns about the legal
148 contract, noting that she planned on discussing some of these issues with District Counsel. Ms.
149 Olson also requested for tables to not be placed in front of the doors as they had been at a recent
150 HOA function, as this was a fire code violation.

151 Ms. Inman commented on cash entry and prize thresholds for bingo and poker, suggesting that
152 clarity and guidance on what was allowed would be helpful for organizers. Mr. Davenport stated
153 that he would look into the relevant gaming legislation for resident-organized events, adding that
154 cash prizes were not allowed for specifically District-hosted or conducted events. Ms. Inman also
155 inquired about redesignating the slate of officers, asking that the Board consider doing this
156 regularly. Mr. Davenport advised that the slate of officers could be redesignated at any point in
157 time at any meeting, and comments were heard expressing interest in continuing to rotate officers
158 on an annual basis after the adoption of each fiscal year budget.

159 On a MOTION by Ms. Olson, SECONDED by Ms. Inman, with Ms. Olson, Ms. Inman, Mr. Vicich, and
160 Mr. Dickinson voting “AYE”, and Mr. Myslicki voting “NAY”, the Board approved appointing Mr. Vicich
161 as Chair of the Board of Supervisors for the Parkland Preserve Community Development District.

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On a MOTION by Mr. Vicich, SECONDED by Ms. Inman, with Mr. Vicich, Ms. Inman, Ms. Olson, and Mr. Dickinson voting "AYE", and Mr. Myslicki voting "NAY", the Board approved retaining Ms. Olson as Vice Chair of the Board of Supervisors for the Parkland Preserve Community Development District.

Following the motion, Mr. Davenport stated that the remaining Supervisors would be designated as Assistant Secretaries, and that a Resolution to designate these officers should be drafted for final adoption at the next meeting for the record.

TENTH ORDER OF BUSINESS – Audience Comments For Non-Agenda Items – (limited to 3 minutes per individual)

An audience member stated that she had prepaid her CDD bond in March, and requested documented confirmation that the lien was released. Ms. Harden asked for the resident's contact information to discuss with her following the meeting.

ELEVENTH ORDER OF BUSINESS – Action Items Summary

Ms. Harden read the Action Items Summary:

- The District Manager will write a letter to Pulte requesting for the tract to be made into a preservation area.
- The District Manager will work with Ms. Inman to draft a letter to Bland Landscaping with items, deadlines, and recommendations for informing the Board of work in advance of when they were necessary and due
- The District Manager will send the landscape RFP to Ms. Olson for her review to determine if any changes may need to be made for any potential future RFP.
- The Amenity Manager will get proposals for the walk gates and access control that matches the other swing gates as closely as possible.
- District Counsel will research gaming legislation for poker and bingo organizing, in terms of capped amounts for prizes, and provide information in a format for use in a future newsletter or e-blast.

TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 28, 2026 at 4:30 p.m.

All Board members stated that they would be present in person at the next meeting, which would constitute a quorum.

THIRTEENTH ORDER OF BUSINESS – Adjournment

Ms. Harden asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Inman made a motion to adjourn the meeting.

On a MOTION by Ms. Inman, SECONDED by Ms. Olson, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:43 p.m. for the Parkland Preserve Community Development District.

**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 September 28, 2026.

Dana A. Harden

Signature

Dana A. Harden

Printed Name

203 Title: ☒ Secretary ☐ Assistant Secretary

John Vicich

Signature

John Vicich

Printed Name

Title: ☒ Chairman ☐ Vice Chairman