

MINUTES OF MEETING  
PALM COAST PARK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Palm Coast Park Community Development District was held Friday, February 19, 2021 at 10:00 a.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.

Present and constituting a quorum:

David Root	Chairman
Jeffrey Douglas	Vice Chairman
Garry Parks	Assistant Secretary
Henry Vassa Cate III <i>by phone</i>	Assistant Secretary
Ken Belshe	Assistant Secretary

Also present were:

George Flint	District Manager, GMS-CF, LLC
Michael Chiumento III	District Counsel
Clint Smith <i>by phone</i>	Field Services Manager
Danielle Ferguson <i>by phone</i>	SunBelt Land Management

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order. Four Board members were present at the meeting constituting a quorum. Mr. Cate participated by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint noted there were no audience comments.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members**

Mr. Flint stated that prior to the Board meeting the Landowner Election was held, and he administered the Oath of Office to newly elected Board members.

**B. Consideration of Resolution 2021-05 Canvassing and Certifying the Results of the Landowner's Election**

Mr. Flint the Board certifies the election results as Mr. Root with 413 votes, Mr. Douglas with 2879 votes, and Mr. Belshe with 2879 votes.

On MOTION by Mr. Root, seconded by Mr. Belshe, with all in favor, Resolution 2021-05 Canvassing and Certifying the Results of the Landowner's Election with Mr. Root with 413 votes, Mr. Douglas with 2879 votes and Mr. Belshe with 2879 votes, were approved.

**C. Election of Officers**

Mr. Flint stated this is a requirement of Florida statute, and reviewed the current slate of officers as Mr. Root, Chair, Mr. Douglas, Vice-Chair others are Assistant Secretaries, Mr. Flint is Secretary, and Mr. Lovera. Request was made to change Mr. Lovera to Ms. Burns. Mr. Flint stated this could be handled with one vote or as a slate with one motion.

On MOTION by Mr. Cate, seconded by Mr. Parks, with all in favor, the Election of Mr. Root as Chairman and Mr. Douglas as Vice Chairman, was approved.

**D. Consideration of Resolution 2021-06 Electing Officers**

On MOTION by Mr. Douglas, seconded by Mr. Parks, with all in favor, the Resolution 2021-06 Electing Officers as Mr. Root as Chair, Mr. Douglas as Vice-Chair, Mr. Belshe, Mr. Cate III, and Mr. Parks as Assistant Secretaries, Mr. Flint as Secretary and Ms. Burns as Treasurer, were approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the January 15, 2021 Meeting**

Mr. Flint presented the minutes from the January 15, 2021 Board of Supervisors meeting and asked for any comments or corrections. The Board had none.

On MOTION by Mr. Douglas, seconded by Mr. Cate III, with all in favor, the Minutes of the January 15, 2021 meeting, were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Financing Matters**

Mr. Flint noted that the financing matters were deferred to a future meeting. He added that they will not restart the assessment process for Tract 2 and 3 until further meeting.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Chiumento had nothing further for the Board.

**B. Engineer and Maintenance Report**

The engineer was not present, the next item followed.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint stated the check register is for January 1 through January 31<sup>st</sup> and totals \$426,304.65. The transfer of all bank accounts have been made. A transfer to the Trustee has been made.

On MOTION by Mr. Root, seconded by Mr. Parks, with all in favor, the Check Register through January 31st totaling \$426,304.65, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint stated that the financials were in the packet for the Board's review and no action needed to be taken. He pointed out the transfer in the Trust Account from the 2019 Capital Project to the 2006 Capital Project fund is reflected. Mr. Flint answered a question on the obligations under the Continuing Agreement, and they are bringing it up to date.

Mr. Flint also noted the resolution with the Engineer and Assessment Reports have been revised and corrected with the proper dates changing Series 2020 to 2021 as well as the acreage correction. Discussion ensued about corrections made to amounts of payments for questionable work completed. Mr. Flint stated our fee will be reduced by \$5,000.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Root asked for an adjournment.

On MOTION by Mr. Douglas, seconded by Mr. Root with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary



Chairman/Vice Chairman