

MINUTES OF MEETING
PRESTON COVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Preston Cove Community Development District was held Thursday, October 28, 2021 at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum were:

Shaman Foradi	Chairman
Owais Khanani	Vice Chairman
Dan Eshleman	Assistant Secretary
Kristin Banks <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Shawn Hindle	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

Organizational Matters

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

Mr. Flint swore in Mr. Foradi, Mr. Owais Khanani and Mr. Eshleman.

B. Consideration of Resolution 2022-01 Canvassing and Certifying the Results of the Landowners’ Election

Mr. Flint stated that 147 votes were casted for Mr. Owais Khanani and Mr. Shaman Foradi, who will serve 4-year terms. 146 votes were casted for Mr. Dan Eshleman, Ms. Kristin Banks, and Mr. Jawaad Khanani, who will all serve 2-year terms.

On MOTION by Mr. Owais Khanani, seconded by Mr. Eshleman, with all in favor, Resolution 2022-01 Canvassing and Certifying the Results of the Landowners’ Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2022-02 Electing Officers

Mr. Flint stated that previously the officers elected were Mr. Foradi as Chairman, Mr. Owais Khanani as Vice-Chairman, and the other Board members were Assistant Secretaries. Mr. Flint also said that he was the Secretary and Jill Burns was Treasurer while Katie Costa was Assistant Secretary. The Board agreed to keep these officers the same.

On MOTION by Mr. Foradi, seconded by Mr. Owais Khanani, with all in favor, Resolution 2022-02 Electing Officers, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of September 30, 2021 Meeting

Mr. Flint asked the Board if they had any comments or corrections to the minutes from the September 30, 2021 meeting. The Board had no changes.

On MOTION by Mr. Foradi, seconded by Mr. Owais Khanani, with all in favor, the Minutes of September 30, 2021 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. Flint opened the public hearing and noted for the record that these public hearings were set at the organizational meeting.

On MOTION by Mr. Foradi, seconded by Mr. Eshleman, with all in favor, Opening the Public Hearing, was approved.

A. Public Hearing on the Rules of Procedure

i. Consideration of Resolution 2022-03 Adopting the District's Rules of Procedure

Mr. Flint stated that these were provided in the agenda. Ms. Trucco elaborated that the resolution outlines the basic rules of the District and includes the notice requirements for each meeting and if they are going to adopt rules that the Board would need to have a hearing. The resolution also goes over the bidding process for agreements. She offered to answer any questions as well. There were no members of the public present to provide comment or testimony.

On MOTION by Mr. Owais Khanani, seconded by Mr. Foradi, with all in favor, Resolution 2022-03 Adopting the District's Rules of Procedure, was approved.

B. Public Hearing on the Uniform Collection Method

i. Consideration of Resolution 2022-04 Expressing the District's Intent to Utilize the Uniform Method of Collection

Mr. Flint stated that under Chapter 197 the District has to go through a public hearing process to be able to use the tax bill to collect the debt and O&M assessments. Four consecutive notices that were required had been advertised in the newspaper. Mr. Flint stated that this resolution allows the District to use the tax bill. There were no members of the public present to provide comment or testimony.

Ms. Trucco elaborated that the resolution was to collect the assessments to repay the bonds. She stated that this also allows them to foreclose on a house if someone doesn't pay their taxes or special assessments opposed to direct billing. She stated that it is her office's recommendation that the Board adopts this.

On MOTION by Mr. Owais Khanani, seconded by Mr. Eshleman, with all in favor, Resolution 2022-04 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

C. Public Hearing on the Fiscal Year 2022 Budget

i. Consideration of Resolution 2022-05 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Mr. Flint stated that the public hearing was set at the previous meeting. The resolution is to adopt the budget for the Fiscal Year 2021-2022 due to there being a few days left in Fiscal Year

2021 when the District was created. There were no members of the public present to provide comment or testimony. Mr. Flint stated that these were administrative budgets and they contemplate the funding agreement would be the source of revenue in lieu of imposing assessments at this point. The Fiscal Year 2022 budget included expenses assuming bonds are issued including arbitrage, trustee, and dissemination agent fees. Mr. Flint stated that anything approved today can be amended at any time by the Board and that if the expenses are not incurred, the developer is not obligated so under the funding agreement the developer would only be obligated for the actual costs not the budget costs. He offered to answer any questions.

On MOTION by Mr. Foradi, seconded by Mr. Owais Khanani, with all in favor, Resolution 2022-05 Adopting the Fiscal Year 2021 and Fiscal Year 2022 Budget and Relating to the Annual Appropriations, was approved.

On MOTION by Mr. Eshleman, seconded by Mr. Foradi, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Selection of District Engineer

Mr. Flint stated that for engineering services, anything in excess of \$30,000 falls under the consultants competitive negotiate act which requires the Board to advertise for those services and make the selection based on qualifications. The Board did authorize GMS to advertise and they did extend the initial deadline when they did not receive any responses. Mr. Hindle was present with Hanson, Walter & Associates and offered to answer any questions from the Board regarding his proposal. Mr. Flint reiterated that the proposal is based on qualifications and if Hanson, Walter & Associates was selected then they would negotiate an agreement with their fees.

On MOTION by Mr. Owais Khanani, seconded by Mr. Foradi, with all in favor, the Proposal from Hanson, Walter & Associates for District Engineering Services and Selection of District Engineer, and Authorizing Staff to Negotiate an Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter stated that Friday, November 5, 2021 was the final hearing for the validation of the bonds so that they can begin the formal bond issuance process. She submitted the testimony and she does not foresee any issues.

B. Engineer

Mr. Hindle stated that everything on site had been corrected and appeared to meet compliance requirements. He stated that the flooding complaints had been addressed as well. He also said that next week there will be other areas sodded and stabilized.

C. District Manager’s Report

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.


TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

On MOTION by Mr. Owais Khanani, seconded by Mr. Eshleman, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman