

**PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNERS ELECTION & REGULAR MEETING
DECEMBER 18, 2019**

**PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT AGENDA
WEDNESDAY, DECEMBER 18, 2019
10:00 A.M.**

The Palmetto Library
Located at 923 6th Street West, Palmetto, Florida 34221

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Bruce Danielson Royce Haddad Jr. Eric Davidson Kelly Evans David Jae
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Heidt Design, LLC	Strickland T. Smith, P.E.

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The landowners election will begin at 10:00 a.m. The meeting will begin after. Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Each individual is limited to three (3) minutes for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will continue with the fourth section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

December 18, 2019
Board of Supervisors
Parrish Plantation Community Development District

Dear Board Members:

The Landowners Election & Regular Meeting of Parrish Plantation Community Development District will be held on **December 18, 2019 at 10:00 a.m.** at the Palmetto Library located at 923 6th Street West, Palmetto, Florida 34221. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

LANDOWNERS MEETING/ELECTION

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. OWNERS' REQUESTS**
- 6. ADJOURNMENT**

REGULAR MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. OATH OF OFFICE**
- 3. PUBLIC COMMENT ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2020-23; Canvassing & Certifying the Results of Landowners Election.....Tab 01
 - B. Consideration of Resolution 2020-24; Designating OfficersTab 02
 - C. Consideration of District Engineer's Report..... *Under Separate Cover*
 - D. Consideration of Master Assessment Methodology ReportTab 03
 - E. Consideration of Resolution 2020-25; Declaring Special AssessmentsTab 04
 - F. Consideration of Resolution 2020-26; Setting Public Hearing for Special Assessments.....Tab 05
- 5. CONSENT AGENDA**
 - A. Consideration Board of Supervisors Special Organizational Meeting Minutes October 18, 2019.....Tab 06
- 6. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. SUPERVISORS REQUEST**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. ADJORNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Brian Lamb, CEO
Meritus

RESOLUTION 2020-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Parrish Plantation Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held following the creation of a community development district for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on December 18, 2019, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the December 18, 2019 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

Seat 1	_____	Votes: _____
Seat 2	_____	Votes: _____
Seat 3	_____	Votes: _____
Seat 4	_____	Votes: _____
Seat 5	_____	Votes: _____

SECTION 3. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Seat 1	_____	Years: _____
Seat 2	_____	Years: _____
Seat 3	_____	Years: _____
Seat 4	_____	Years: _____
Seat 5	_____	Years: _____

SECTION 4. Said terms of office commenced on December 18, 2019.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED THIS 18TH DAY OF DECEMBER, 2019.

ATTEST:

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair

RESOLUTION 2020-24

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Parrish Plantation Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Manatee; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

- 1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Debby Nussel</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

- 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF DECEMBER, 2019.

ATTEST:

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

MASTER ASSESSMENT METHODOLOGY REPORT



DMS District
Management
Services
A Meritus Company. Solutions for Better Communities.

Report Date:
December 18, 2019

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I. INTRODUCTION

This Master Assessment Methodology Report (the “Master Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Parrish Plantation Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure is generally described within Exhibit A of this Master Report and further described within the Engineer’s Report, dated December 2019 (the “Engineer’s Report”).

The objective of this Master Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefitting from the CIP, as outlined by the Engineer’s Report.

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape. The Engineers Report identified estimated costs to complete the CIP, inclusive of associated “soft cost” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Master Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be



created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

“Assessable Property:” – All property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer Report.

“Developer” – Belleair Capital Group Parrish Plantation, LLC.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Parrish Plantation Community Development District, 199 gross acres with the Development Plan for 533 Units.

“Engineer Report” – *Engineer’s Report for Parrish Plantation Community Development District*, dated December 2019.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.



“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Master Report” or “Report” – This *Master Assessment Methodology Report*, dated December 18th 2019 as provided to support benefit and Maximum Assessments Liens on private developable property within the District.

III. DISTRICT OVERVIEW

The District area encompasses 199.45 +/- acres and is located in Manatee County, Florida, within Sections 28 and 29, Township 33 South, and Ranges 19 East. The primary developer of the Assessable Properties is Belleair Capital Group Parrish Plantation, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates 533 single family lots. The public improvements as described in the Engineer’s Report include off-site improvements, storm water, utilities (water and sewer), roadways and landscape/hardscape.

IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of Assessable Properties within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Master Report reflect cost as further detailed within the Engineer’s Report, these costs are exclusive of any financing related costs.

V. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District’s CIP contains a “system of improvements” including the funding, construction and/or acquisition of off-site improvements, storm water, utilities (water and sewer), roadways, and landscape/hardscape; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.



The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

VI. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 40’ residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in



determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated on Table 3 through Table 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within the District. With regard to the Assessable Property liens will be assessed on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District receive benefit from the CIP and all of the assessable land within the District would be assessed to repay any bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a Maximum Assessment pursuant to its Product Type classification as set forth in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur, the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition the entire Development Plan for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the District.



VIII. FINANCING

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter's discount, issuance costs and rounding.

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, underwriter's discount, issuance costs, rounding and collection cost as shown on Table 3. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter's discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

IX. TRUE-UP MODIFICATION

During the construction period of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District's debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of the District to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the



remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Districts CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS	
DESCRIPTION	TOTAL PROJECT COSTS
Amenities	1,500,000
Landscape/Hardscape	800,000
Roads	3,622,650
Stormwater Management	4,226,450
Utilities	6,068,840
Professional Services/Contingency	4,297,754
TOTAL	20,515,694
Net Construction Proceeds From Series 2020 Bonds	15,990,000
Other Sources to Complete Construction	4,525,694

TABLE 2

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT PLANNED DEVELOPMENT PROGRAM						
PRODUCT	LOT SIZE	PHASE 1	PHASE 2	TOTAL	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Single Family	40	472	61	533	1.00	533
TOTAL		472	61	533		533

⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.



TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	\$20,515,694
TOTAL PROGRAM EAUS	533.00
TOTAL COST/BENEFIT	<u><u>\$38,491</u></u>

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
40	1.00	533	533.00	\$38,491	\$72.22
		<u>533</u>	<u>533.00</u>	<u>\$38,491</u>	

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.



TABLE 5

CONSTRUCTION COST AND BENEFIT						
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT
40	1.00	533	533.00	100.0%	\$20,515,694	\$38,491
		<u>533</u>	<u>533.00</u>	<u>100%</u>	<u>\$20,515,694</u>	

TABLE 6

CONSTRUCTION COST FUNDING SOURCES					
PRODUCT TYPE	PRODUCT COUNT	PER PRODUCT TYPE		PER UNIT	
		DEVELOPER FUNDED	SERIES 2020 BONDS	DEVELOPER FUNDED	SERIES 2020 BONDS
40	533	\$4,525,694	\$15,990,000	\$8,490.98	\$30,000
	<u>533</u>	<u>\$4,525,694</u>	<u>\$15,990,000</u>		



TABLE 7

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES		
Coupon Rate ⁽¹⁾		5.50%
Term (Years)		32
Principal Amortization Installments		30
ISSUE SIZE		\$20,240,000
Construction Fund		\$15,990,000
Capitalized Interest (Months) ⁽²⁾	24	\$2,226,400
Debt Service Reserve Fund	100%	\$1,392,621
Underwriter's Discount	2.00%	\$404,800
Cost of Issuance		\$175,000
Original Issue Discount		\$50,000
Rounding		\$1,179
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$1,392,621
Collection Costs and Discounts @	6.00%	\$88,891
TOTAL ANNUAL ASSESSMENT		\$1,481,512
<p>⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.</p> <p>⁽²⁾ Based on capitalized interest 24 months.</p>		



TABLE 8

**PARRISH PLANTATION
 COMMUNITY DEVELOPMENT DISTRICT
 CDD ASSESSMENT ANALYSIS**

ALLOCATION METHODOLOGY - SERIES 2020 LONG TERM BONDS (1)								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Single Family 60'	1.00	533.00	100.00%	533	\$20,240,000	\$1,481,512	\$37,974	\$2,780
TOTAL		533.00	100.00%	533	\$20,240,000	\$1,481,512		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 24 month Capitalized Interest Period.
⁽²⁾ Includes principal, interest and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$20,240,000.00 payable in 30 annual installments of principal of \$6,982.45 per gross acre. The maximum par debt is \$101,481.10 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL

TOTAL ASSESSMENT:	<u>\$20,240,000.00</u>	
ANNUAL ASSESSMENT:	<u>\$1,392,621.09</u>	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:	<u>199.45</u>	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	<u>\$101,481.10</u>	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	<u>\$6,982.45</u>	(30 Installments)
		<u>PER PARCEL ASSESSMENTS</u>
<u>Landowner Name, Manatee County Folio ID & Address</u>	<u>Gross Unplatted Assessable Acres</u>	<u>Total PAR Debt</u>
<u>Total Annual</u>		
Parrish Plantation LLC Folio IDs 42090-0003; 42100-0059 (Part); 42122-0109; 42150-0000; 42610-0004 (Part) 1548 The Green Way, Ste. 6 Jacksonville Beach, FL 32250	170.71	\$17,323,839.03
Hamlin, Robin; Hamlin, Billie Folio IDs 46450-0259 4811 26th Avenue W. Bradenton, FL 34209	28.74	\$2,916,160.97
Totals:	<u>199.45</u>	<u>\$20,240,000.00</u>
		<u>\$1,392,621.09</u>



RESOLUTION NO. 2020-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of Parrish Plantation Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the Report of District Engineer dated December 2019 (the "**Engineer's Report**"), which is available for review at the offices of Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**"); and

WHEREAS, the Board has previously authorized and approved issuance of the District's special assessment revenue bonds in one or more series for the purpose of financing the cost of the Project and costs of issuance therefor; and

WHEREAS, the Board finds that it is in the best interest of the District to defray the cost of the Project and the costs of issuance therefor by imposing, levying, and collecting non-ad valorem special assessments against the property located in the District which is specially benefitted thereby in order to pay installments of principal and interest as the same becomes due on the special assessment revenue bonds, pursuant to Chapter 190, Chapter 170, and Chapter 197, Florida Statutes (the "**Assessments**"); and

WHEREAS, the District is empowered by Chapters 190, 170 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated December 18, 2019, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF THE DISTRICT THAT:**

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. Assessments shall be levied to defray a portion of the cost of the Project.
3. The nature of the Project generally consists of public improvements consisting of stormwater management facilities, public roadways, and water/wastewater facilities, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project as stated in the Engineer's Report is approximately \$20,515,694 (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Assessments will defray approximately \$20,240,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment revenue bonds, to be issued in one or more series.
7. The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis since the Project increases the value of all the lands within the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent assessment unit basis by product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess shall also be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll, a copy of which is attached in the Assessment Report, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Project acquired by the District, the Assessments shall be paid in not more than thirty annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Assessments may be collected as is otherwise permitted by law.

PASSED AND ADOPTED THIS 18TH DAY OF DECEMBER, 2019.

ATTEST:

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

RESOLUTION NO. 2020-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON THE 22ND DAY OF JANUARY, 2020 AT 10:00 A.M. AT THE PALMETTO LIBRARY LOCATED AT 923 6TH STREET WEST, PALMETTO, FLORIDA 34221, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of Parrish Plantation Community Development District, (the "**Board**") has previously adopted Resolution No. 2020-25 entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2020-25 a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 ("**District Office**").

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

1. There is hereby declared a public hearing to be held on the 22nd day of January, 2020, at 10:00 a.m. at the Palmetto Library located at 923 6th Street West, Palmetto, Florida 34221, for the purpose of hearing comment and objection to the proposed special assessment program for District public improvements as identified in the preliminary assessment roll, a copy of which is

on file. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to District Office at the address listed above.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Manatee County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 18TH DAY OF DECEMBER, 2019.

ATTEST:

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

**PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

October 18, 2019 Minutes of Special Organizational Meeting

Minutes of the Special Organizational Meeting

The Special Organizational Meeting of the Board of Supervisors for the Parrish Plantation Community Development District was held on **Friday, October 18, 2019 at 2:00 p.m.** at The Palmetto Library located at 923 6th St. West, Palmetto, Florida 34221.

1. CALL TO ORDER

Debby Nussel called the Special Organizational Meeting of the Board of Supervisors of the Parrish Plantation Community Development District to order on **Friday, October 18, 2019 at 2:02 p.m.**

Board Members Present and Constituting a Quorum:

Bruce Danielson	Supervisor
Eric Davidson	Supervisor
Royce Haddad, Jr.	Supervisor

Staff Members Present:

Debby Nussel	District Manager, Meritus	
John Vericker	District Counsel, Straley Robin Vericker	<i>via speakerphone</i>
David Jae	Lennar	<i>via speakerphone</i>
Mike Williams	Akerman, LLP	<i>via speakerphone</i>

There were no members of the general public in attendance.

2. PUBLIC COMMENT PERIOD

There were no public comments.

3. ADMINISTER OATHS OF OFFICE TO BOARD ASSIGNED IN PETITION

Mrs. Nussel stated that she had led Bruce Danielson, Eric Davidson, and Royce Haddad, Jr. in reciting the Oath of Office. Royce Haddad, Sr. and Kendra Neter had declined the position for the Board of Supervisors.

43 **4. SEAT NEW BOARD MEMBERS**

44 **A. Overview of Forms, Sunshine Amendment, Code of Ethics, Supervisor**
45 **Responsibilities**

46
47 Mr. Vericker and Mrs. Nussel went over the Sunshine Laws and responsibilities with the Board.
48 All Board members will receive supervisor booklets with information about the Sunshine Laws,
49 Code of Ethics, and supervisor responsibilities.
50

51

52 **5. APPOINTMENT OF OFFICERS – Resolution 2020-01**

- 53 **A. Chairman**
54 **B. Vice Chairman**
55 **C. Secretary**
56 **D. Treasurer**
57 **E. Assistant Secretaries**
58

59 The Board reviewed and discussed the officer positions. Supervisor Danielson will be the Chair,
60 and Supervisor Haddad will be the Vice Chair. Brian Lamb with Meritus will be the Secretary,
61 and Supervisor Davidson will be the Treasurer. David Jae, Kelly Evans, and Debby Nussel will
62 be the Assistant Secretaries.
63

64

MOTION TO:	Approve Resolution 2020-01 as stated.
MADE BY:	Supervisor Danielson
SECONDED BY:	Supervisor Haddad
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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6. APPOINTMENT OF CONSULTANTS

A. Consider Appointment of District Manager/Assessment Consultant– Resolution 2020-02

Meritus will be the District Manager/Assessment Consultant.

B. Designation of Registered Agent/Office – Resolution 2020-03

Brian Lamb/Meritus will be the Registered Agent/Office.

C. Consider Appointment of District General Counsel – Resolution 2020-04

Straley Robin Vericker will be District Counsel.

87 **D. Consider Appointment of Interim District Engineer – By Motion**
88 **i. Authorize RFQ for District Engineer**
89

90 Strickland Engineering will be the Interim Engineer. The Board authorized an RFQ for District
91 Engineer.
92

93 **E. Consider Appointment of Bond Counsel – Akerman LLP**
94

95 Ackerman LLP will be Bond Counsel.
96

97 **F. Consider Appointment of Investment Banker – FMS Bonds**
98

99 FMS Bonds will be the Investment Banker.
100

101 **G. Consider Appointment of Trustee – US Bank**
102

103 US Bank will be the Trustee.
104

MOTION TO:	Approve the appointment of consultants as stated.
MADE BY:	Supervisor Danielson
SECONDED BY:	Supervisor Haddad
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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112
113 **7. BUSINESS MATTERS**

114 **A. Approve Notice of Establishment – By Motion**

115 **B. Consider Policy of Compensation for Board Members – Resolution 2020-05**

116 **C. Consider Policy of Reimbursement of District Travel Expenses – Resolution**
117 **2020-06**

118 **D. Consider Designation of Local Records Officer – Resolution 2020-07**

119 **E. Consider District Records Retention Schedule – Resolution 2020-08**

120 **F. Consider Fiscal Year 2019 Regular Meeting Schedule and Location – Resolution**
121 **2020-09**

122 **G. Consider Landowners' Meeting Date, Time, and Location – Resolution 2020-10**

123 **H. Consider Proposed FY 2019/2020 Annual Budget & Set Public Hearing –**
124 **Resolution 2020-11**

125 **I. Set Public Hearing for Uniform Method of Collections – Resolution 2020-12**

126 **J. Consider Rules of Procedure & Setting Public Hearing – Resolution 2020-13**

127 **K. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution**
128 **2020-14**

129 **L. Authorization to Obtain General Liability and Public Officers Insurance – By**
130 **Motion**

131 **M. Consider Designation of a Qualified Public Depository – Resolution 2020-15**

- 132 **N. Authorization of Signatories – Resolution 2020-16**
- 133 **O. Authorization to Disburse Funds for Expenses – Resolution 2020-17**
- 134 **P. Consideration Adoption of Investment Policy – Resolution 2020-18**
- 135 **Q. Consider Approval of Florida Statewide Mutual Aid Agreement – Resolution**
- 136 **2020-19**
- 137 **R. Consider Provisions for Public Comments – Resolution 2020-20**
- 138 **S. Consider Authorization of RFP for Auditing Services**
- 139

140 Mrs. Nussel went over all of the Business Items with the Board. All of the Board members
141 waived the supervisor fees. The Board authorized obtaining general liability and public officers
142 insurance. The Board appointed the Board as the Audit Committee and authorized the RFP for
143 auditing services.
144

145	MOTION TO:	Approve Business Matters A-S.
146	MADE BY:	Supervisor Danielson
147	SECONDED BY:	Supervisor Haddad
148	DISCUSSION:	None further
149	RESULT:	Called to Vote: Motion PASSED
150		3/0 - Motion Passed Unanimously

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153 **8. PRELIMINARY REPORT PRESENTATION – ASSESSMENT BONDS**
154 **A. Consider Engineer’s Validation Report**

155
156 The Board reviewed the Engineer’s Validation Report.
157

158	MOTION TO:	Approve the Engineer’s Validation Report in
159		substantial form.
160	MADE BY:	Supervisor Danielson
161	SECONDED BY:	Supervisor Haddad
162	DISCUSSION:	None further
163	RESULT:	Called to Vote: Motion PASSED
164		3/0 - Motion Passed Unanimously

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166 **B. Consider Bond Validation Report**
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168 The Board reviewed the Bond Validation Report.
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MOTION TO:	Approve the Bond Validation Report in substantial form.
MADE BY:	Supervisor Danielson
SECONDED BY:	Supervisor Haddad
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. Authorizing Issuance of Bonds/Filing of Validation Complaint – Resolution 2020-21
i. Master Trust Indenture

Mr. Williams went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-21.
MADE BY:	Supervisor Danielson
SECONDED BY:	Supervisor Haddad
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

D. Consider Authorization of Chairman to Accept or Execute Certain Documents – Resolution 2020-22

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2020-22.
MADE BY:	Supervisor Danielson
SECONDED BY:	Supervisor Haddad
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Other Matters Related to Financing

208 **9. ADMINISTRATIVE MATTERS**
209 **A. Request for Working Capital – By Motion**

210
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212 **10. STAFF REPORTS**
213 **A. District Counsel**
214 **B. District Engineer**
215 **C. District Manager**

216
217 There were no further reports from staff at this time.
218

219
220 **11. BOARD MEMBERS' COMMENTS**

221
222 There were no Board member comments.
223

224
225 **12. PUBLIC COMMENTS**

226
227 There were no public comments.
228

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230 **13. ADJOURNMENT**

231	
232	MOTION TO: Adjourn.
233	MADE BY: Supervisor Danielson
234	SECONDED BY: Supervisor Haddad
235	DISCUSSION: None further
236	RESULT: Called to Vote: Motion PASSED
237	3/0 - Motion Passed Unanimously

238
239

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

241

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

243

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

248

249 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
250 **noticed meeting held on _____.**

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254 _____
Signature

254 _____
Signature

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257 _____
Printed Name

257 _____
Printed Name

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259 **Title:**

259 **Title:**

260 **Secretary**

260 **Chairman**

261 **Assistant Secretary**

261 **Vice Chairman**

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Recorded by Records Administrator

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Signature

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Date

