

**MINUTES OF MEETING  
DEERING PARK CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Deering Park Center Community Development District's Board of Supervisors was held on **Monday, April 17, 2017 at 2:00 p.m.**, at the **Storch Law Firm**, located at **420 S. Nova Road, Daytona Beach, Florida 32114-4514**.

**Present at the meeting were:**

Glenn Storch	Chair
Mark Dowst	Assistant Secretary
A. Joseph Posey	Assistant Secretary
R. Sans Lassiter	Assistant Secretary

**Also present were:**

Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Mark Watts	District Counsel
Mark Dowst	District Engineer
Helen Hutchens ( <i>via telephone</i> )	Miami Corporation

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 2:20 p.m. Supervisor Brown was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments (*3 minutes per speaker*)**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors, R. Sans Lassiter [Seat 3], A. Joseph Posey [Seat 4] and Mark Dowst [Seat 5] (*the following to be provided in a separate package*)**

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Lassiter, Mr. Posey and Mr. Dowst. Ms. Cerbone provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - i. Form 1: Statement of Financial Interests**
  - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - iii. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and Other Local Public Officers**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-1, Canvassing and Certifying the Results of the Landowners' Election**

Ms. Cerbone presented Resolution 2017-1. At the Landowners' Election, Mr. Lassiter and Mr. Dowst received 872 votes and would serve four-year terms, in Seats 3 and 5, respectively. Mr. Posey received 871 votes and would serve a two-year term, in Seat 4.

**On MOTION by Mr. Storch and seconded by Mr. Dowst, with all in favor, Resolution 2017-1, Canvassing and Certifying the Results of the Landowners' Election, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-2, Electing Officers of the District**

Ms. Cerbone presented Resolution 2017-2. Ms. Cerbone stated Mr. Jeff Pinder, Wrathell, Hunt and Associates, LLC Corporate Controller, would be added to the slate of officers, as Assistant Treasurer. This would enable Mr. Pinder to interact with the bank, on the District's behalf, whenever Mr. Wrathell was unavailable.

Mr. Storch nominated the current slate of officers, as follows:

Chair	<u>Glenn Storch</u>
Vice Chair	<u>Michael Brown</u>
Secretary	<u>Craig Wrathell</u>
Treasurer	<u>Craig Wrathell</u>
Assistant Treasurer	<u>Jeff Pinder</u>
Assistant Secretary	<u>Mark Dowst</u>
Assistant Secretary	<u>Joseph Posey</u>

Assistant Secretary	<u>R. Sans Lassiter</u>
Assistant Secretary	<u>Howard McGaffney</u>
Assistant Secretary	<u>Cindy Cerbone</u>

**On MOTION by Mr. Storch and seconded by Mr. Lassiter, with all in favor, Resolution 2016-2, Electing Officers of the District, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-3, Designating the Authorized Signatories for the District’s Operating Bank Account(s)**

Ms. Cerbone presented Resolution 2017-3. The Chair, Vice Chair, Treasurer and Assistant Treasurer would be designated as authorized signatories on the District’s operating account and Mr. Wrathell must countersign all checks and warrants.

**On MOTION by Mr. Storch and seconded by Mr. Dowst, with all in favor, Resolution 2016-3, Designating the Authorized Signatories for the District’s Operating Bank Account(s), was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-4, Approving a Proposed Budget for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2017-4. The public hearing was scheduled for Monday, July 24; however, due to possible quorum issues, the date was changed to Friday, July 21, 2017 at 11:00 a.m.

Ms. Cerbone stated that the proposed Fiscal Year 2018 budget changed little from the Fiscal Year 2017 budget. The total proposed budgeted expenditures were \$14,190.

**On MOTION by Mr. Storch and seconded by Mr. Dowst, with all in favor, Resolution 2016-4, Approving a Proposed Budget for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon Pursuant to Florida Law for Friday, July 21, 2017 at 11:00 a.m., at this location; Addressing Transmittal, Posting and Publication Requirements, and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements as of February 28, 2017**

Ms. Cerbone presented the Unaudited Financial Statements as of February 28, 2017.

**On MOTION by Mr. Storch and seconded by Mr. Lassiter, with all in favor, the Unaudited Financial Statements as of February 28, 2017, were approved.**

**NINTH ORDER OF BUSINESS**

**Approval of Minutes**

- A. July 25, 2016 Public Hearing and Regular Meeting**
- B. November 1, 2016 Landowners' Meeting**

Ms. Cerbone presented the July 25, 2016 Public Hearing and Regular Meeting and November 1, 2016 Landowners' Meeting Minutes and asked for any changes.

**On MOTION by Mr. Storch and seconded by Mr. Lassiter, with all in favor, the July 25, 2016 Public Hearing and Regular Meeting and November 1, 2016 Landowners' Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Other Business**

Mr. Watts presented the draft Acquisition Agreement and stated for the record, that the waterways were initially transferred to the City of Edgewater, in error. The City recently transferred those right-of-ways (ROWs) to Farnton Deering Park and Farnton Deering Park was in the process of transferring those ROWs to the CDD, after which, the CDD would transfer them back to the City. Effectively, this Agreement will allow transfers and acquisition of improvements or similar items covered under the capital improvement plans (CIP). Mr. Storch

asked if the Agreement authorized acceptance of the land. Mr. Watts replied that it was covered in the framework of the Acquisition Agreement. Once executed, all of the transfers and anything else affecting the CIP could all be addressed, as an administrative function. In response to a question, Mr. Watts stated that the Landowner was Swallowtail, LLC.

**On MOTION by Mr. Lassiter and seconded by Mr. Dowst, with all in favor, Authorizing District Counsel to work with the Chair to finalize the Acquisition Agreement and for the Chair to execute, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being no report, the next item followed.

**B. District Engineer**

There being no report, the next item followed.

**C. District Manager**

**i. NEXT MEETING DATE: July 24, 2017 at 2:00 P.M.**

The next meeting will be held on Friday, July 21, 2017 at 11:00 a.m., at this location, rather than on July 24, 2017 at 2:00 p.m.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**


Mr. Storch asked about making an amended list, the timeframe and if approval was necessary, prior to executing the Agreement. Mr. Watts replied that the motion authorized finalizing the Agreement and for the Chair to execute it. Mr. Storch asked if this must be completed prior to executing the new deeds. Mr. Watts replied affirmatively; it would all be done consecutively. Mr. Brown stated that he was unable to attend Monday meetings.

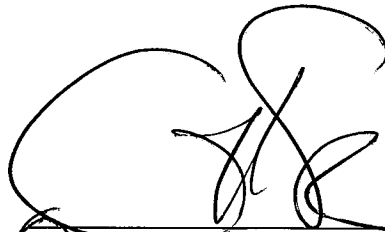
**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Mr. Posey and seconded by Mr. Dowst, with all in favor, the meeting adjourned at 2:41 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair