



**CENTRAL PARC
COMMUNITY DEVELOPMENT
DISTRICT**

SARASOTA COUNTY

**REGULAR BOARD MEETING
DECEMBER 19, 2023
2:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.centralparccdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTRAL PARC
COMMUNITY DEVELOPMENT DISTRICT
19503 S. West Villages Parkway
Meeting Room across from Suite A14
Venice, Florida 34293
REGULAR BOARD MEETING
December 19, 2023
2:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Resignation of Supervisor Hunter.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public
- G. Approval of Minutes
 - 1. November 21, 2023 Regular Board Meeting Minutes.....Page 3
- H. Old Business
- I. New Business
- J. Administrative Matters
- K. Staff Reports
 - 1. District Manager
 - 2. District Counsel
 - 3. District Engineer
- L. Comments from the Public for Items Not on the Agenda
- M. Board Members Comments
- N. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Central Parc Community Developme
Laura Archer
Central Parc Community Development Dist.
C/O Special District Services, Inc.
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Herald-Tribune, published in Sarasota County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Sarasota County, Florida, or in a newspaper by print in the issues of, on:

10/06/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/06/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$111.65
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Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CENTRAL PARC COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 REGU-
LAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that
the Board of Supervisors of the
Central Parc Community Develop-
ment District will hold Regular
Board Meetings at the offices of
Special District Services located at
19503 S. West Villages Parkway,
#A4, Venice, Florida 34293 at 2:00
p.m. on the following dates:
October 17, 2023
November 21, 2023
December 19, 2023
January 16, 2024
February 20, 2024
March 19, 2024
April 16, 2024
May 21, 2024
June 18, 2024
July 16, 2024
August 20, 2024
September 17, 2024

The purpose of the meetings is to
conduct any business coming before
the Board. Meetings are open to the
public and will be conducted in
accordance with the provisions of
Florida law. Copies of the Agendas
for any of the meetings may be
obtained from the District's website
or by contacting the District
Manager at 941-244-2805 and/or toll
free at 1-877-737-4922 prior to the
date of the particular meeting.
From time to time one or two Super-
visors may participate by tele-
phone; therefore, a speaker tele-
phone will be present at the meeting
location so that Supervisors may be
fully informed of the discussions
taking place. Said meeting(s) may
be continued as found necessary to a
time and place specified on the
record.
If any person decides to appeal any
decision made with respect to any
matter considered at these meet-
ings, such person will need a record
of the proceedings and such person
may need to insure that a verbatim
record of the proceedings is made of
his or her own expense and which
record includes the testimony and
evidence on which the appeal is
based.
In accordance with the provisions of
the Americans with Disabilities Act,
any person requiring special accom-
modations or an interpreter to
participate at any of these meetings
should contact the District Manager
at 941-244-2805 and/or toll free at 1-
877-737-4922 at least seven (7) days
prior to the date of the particular
meeting.
Meetings may be cancelled from
time to time without advertised
notice.
CENTRAL PARC COMMUNITY
DEVELOPMENT DISTRICT
www.centralparccdd.org
PUBLISH: Sarasota Herald
Tribune 10/06/23
#9344545

Tricia Lascasas

From: Jonathan Hunter <jhunter592@icloud.com>
Sent: Thursday, November 16, 2023 4:35 PM
To: William Crosley
Subject: Jonathan Hunter resignation

I Jonathan Hunter hereby resign from Central Parc- CDD beginning on September 22nd located in North Port, FL. I am no longer working with Sabal Trace Development Partners, LLC or Central Parc.

Respectfully

Jonathan H. Hunter
11/16/2023

Sent from my iPhone

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
NOVEMBER 21, 2023**

A. CALL TO ORDER

The Regular Board Meeting of the Central Parc Community Development District (the “District”) was called to order at 2:02 p.m. in the Meeting Room across from Suite A14 in the offices located at 19503 S. West Villages Parkway, #A4, Venice, Florida 34293.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Sarasota Herald Tribune* on November 10, 2023, as legally required.

C. SEAT NEW BOARD MEMBER

Rebecca Caspari was seated as a new Board Supervisor in Seat #4 which expires in 2024.

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

Mr. Crosley administered the oath of office to Rebecca Caspari. Micheal Eckert reviewed some key points of the new ethics training that Supervisors are now required to complete and briefly explained the Sunshine Law.

E. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman	Mark Gerenger	Present
Vice Chairman	James Blucher	Absent
Supervisor	Jonathan Hunter	Absent
Supervisor	Sean Landers	Present
Supervisor	Rebecca Anderson Caspari	Present

Staff in attendance were:

William Crosley	District Manager	Special District Services, Inc.
Mike Eckert	District Counsel	Kutak Rock LLP
Peter Van Buskirk (via phone)	District Engineer	Kimley-Horn

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC

There were no comments from the public.

H. APPROVAL OF MINUTES

1. September 28, 2023, Public Hearing & Regular Board Meeting

A **motion** was made by Mr. Gerenger, seconded by Mr. Landers and passed unanimously approving the minutes of the September 28, 2023, Public Hearing & Regular Board Meeting, as presented.

I. OLD BUSINESS

There were no Old Business items to come before the Board.

J. NEW BUSINESS

1. Consider LED Lighting Agreement between the District and FPL

This agreement provides for Phase One for 142 installed lights, described as Green or Green Granville. The fees associated are a monthly charge of \$529 for underground infrastructure and once installed, a monthly fee to power the lights in the amount of \$4,935.37. There will be additional light poles installed as construction continues. An amended budget may be completed when the lights are installed and billing occurs to allow for the additional expenses estimated at \$5,600 per month.

A **motion** was made by Mr. Gerenger, seconded by Ms. Caspari and passed unanimously approving the LED Lighting Agreement between the District and FPL, as presented.

2. Consider 2-Year Auditor Renewal Option – Grau & Associates

A **motion** was made by Mr. Gerenger, seconded by Ms. Caspari and passed unanimously approving the 2-year renewal option with Grau & Associates to perform the District's audits for the fiscal year ended 2023 in the amount of \$3,700 and the fiscal year ending 2024 in the amount of \$3,800, as presented.

K. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

L. STAFF REPORTS

1. District Manager

The next meeting is scheduled for December 19, 2023.

2. District Counsel

There was no District Counsel report at this time.

3. District Engineer

There were no further updates from the District Engineer.

M. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

N. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Gerenger, seconded by Ms. Caspari and passed unanimously adjourning the meeting at 2:28 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair