

**MINUTES OF MEETING**

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

**PIER PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Pier Park Community Development District was held on **Monday, February 10, 2014 at 10:17 a.m. (CST)** at the Panama City Beach City Hall, 110 South Arnold Road, Panama City Beach, Florida 32413.

Present and constituting a quorum:

Brent Gardner	<b>Board Supervisor, Chair</b>
John Grueter	<b>Board Supervisor, Vice Chair</b>
Wes Payne	<b>Board Supervisor, Assistant Secretary</b>
Ken Goldberg	<b>Board Supervisor, Assistant Secretary</b>
Felicia Cook	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Brown	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b> <i>(via speakerphone)</i>
Scott Brizendine	<b>Representative, Rizzetta &amp; Company, Inc.</b> <i>(via speakerphone)</i>
Carol Watson	<b>Representative, Rizzetta &amp; Company, Inc.</b>
Robert Carroll	<b>District Engineer, McNeil Carroll Engineering, Inc.</b>
Martin Horak	<b>Property Manager</b>

Audience Members

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Brizendine called the meeting to order and Ms. Watson performed roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no comments from the audience.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors' Meeting Held  
on November 18, 2013**

On a Motion by Mr. Gardner, seconded by Mr. Payne, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on November 18, 2013, for the Pier Park Community Development District.

**FOURTH ORDER OF BUSINESS**

**Acceptance of Minutes of  
Landowners' Meeting on November  
18, 2013**

The Board accepted the Minutes of the Landowners Meeting held on November 18, 2013 as presented.

**FIFTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for October,  
November, and December 2013**

On a Motion by Mr. Gardner, seconded by Mr. Goldberg, with all in favor, the Board ratified the Operation and Maintenance Expenditures for October 2013 (\$32,829.89), October 2013 OLTR (\$26,499.40), November 2013 (\$11,873.38), November 2013 OLTR (\$8,934.43), December 2013 (\$21,628.83), December 2013 OLTR (\$15,770.85), for the Pier Park Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Enhancement Report**

Mr. Brown stated it had been discussed at the last Board of Supervisors' meeting that the controlled burn had been completed and this is the final post-burn follow-up report from the burn contractor, Atkins.

**SEVENTH ORDER OF BUSINESS**

**Update on Lighting and Costs for  
Sidewalks and Landscaping of LC Hilton  
and Landscape Maintenance of  
Stormwater Pond Areas (Miracle Strip  
Amusement Park)**

Mr. Horak stated that the spacing of the lighting along LC Hilton is equal to other locations along the roads in the District and that these lights have single heads. Mr. Gardner stated that the lighting might seem darker because there is no parking lot lighting or any ambient lighting. Mr. Horak stated that the landscaping around the retention pond has been addressed and that shrubs have been cleaned up and weeds sprayed. He stated that this is native vegetation and will be maintained as such. Mr. Horak stated that there is a sidewalk along the north side of LC Hilton East and, at this time, it is not felt that there is a need for a sidewalk along the south side of LC Hilton. A

brief discussion ensued regarding reassessing lighting and sidewalks after Miracle Strip Amusement Park has opened.

**EIGHTH ORDER OF BUSINESS**

**Status Update of Proposed Refunding**

Mr. Brown stated that there was a recent meeting between a representative of the City of Panama City Beach, The St. Joe Company, Simon Property Group and District Counsel to discuss the proposed amended and restated Public Improvement Partnership Agreement, which is an essential part of refinancing the District's bonds. Mr. Brown said that there may be a need for a special meeting in March to discuss these matters.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
There was no report.
- B. District Engineer  
There was no report.
- C. District Manager  
Mr. Brizendine stated that the next meeting is scheduled on May 12, 2014 at 10:00 a.m.
- D. Property Manager

**Review of Executive Summary**

Mr. Horak stated that he did not have anything further to add to his written report.

**TENTH ORDER OF BUSINESS**


**Supervisor Requests**

There were no requests from the Supervisors.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Gardner, seconded by Mr. Payne, with all in favor, the Board adjourned the meeting at 10:36 a.m. (CST), for Pier Park Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman