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**MINUTES OF MEETING  
PALMS OF TERRA CEIA BAY  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Palms of Terra Ceia Bay Community Development District was held on Tuesday, January 9<sup>th</sup>, 2018 at 5:00 p.m. at the Palms of Terra Ceia Bay Clubhouse, 2802 Terra Ceia Bay Blvd., Palmetto, Florida.

**FIRST ORDER OF BUSINESS – Roll Call**

Paul Cusmano called the meeting to order.

Present and constituting a quorum were:

Bradford Smith	Board Supervisor, Chairman
Joseph Varady, Jr.	Board Supervisor, Vice Chairman
Barbara Gard	Board Supervisor, Assistant Secretary
Judi O'Connor	Board Supervisor, Assistant Secretary
Charlie Weidner	Board Supervisor, Assistant Secretary

Also present was:

Paul Cusmano	District Manager
Robin Davis	Executive Assistant

**SECOND ORDER OF BUSINESS- Pledge of Allegiance**

Mr. Cusmano led the Pledge of Allegiance.

**THIRD ORDER OF BUSINESS- Meeting Properly Advertised**

Mr. Cusmano assured the Board that the Meeting was properly advertised.

**FOURTH ORDER OF BUSINESS-Audience Comments**

Mr. Cusmano reviewed the procedures for CDD Meetings to all Residents and asked if anyone had any comments or questions.

There being no comments or questions from the audience, next item followed.

**FIFTH ORDER OF BUSINESS –Administrative Matters**

**A. Approval of the Minutes of December 12<sup>th</sup>, 2017**

Mr. Cusmano presented the minutes of the December 12<sup>th</sup>, 2017 meeting and asked for comments, questions or corrections.

On a MOTION by Ms. Gard, SECONDED by Mr. Varady Jr., WITH ALL IN FAVOR, the Board approved the Minutes of December 12 <sup>th</sup> , 2017 for the Palms of Terra Ceia Bay Community Development District.
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**B. Acceptance of the December 2017 Unaudited Financial Statements**

Mr. Cusmano presented the December 2017 Unaudited Financial Statements and asked for any questions or comments.

38 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board  
39 approved the December 2017 Unaudited Financial Statements for the Palms of Terra Ceia Bay Community  
40 Development District.

41

42 **SIXTH ORDER OF BUSINESS – Business Matters**

43 **A. Discussion of Resolution 2018-01 Controlled Entry**

44 Mr. Cusmano presented Resolution 2018-01 regarding Controlled Entry.

45 Ms. Gard suggested some changes to the Resolution and Mr. Cusmano assured changes will be  
46 made.

47 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board  
48 adopted Resolution **2018-01** Controlled Entry with changes being made and the Chairman's approval for the  
49 Palms of Terra Ceia Bay Community Development District.

50

51 **B. Consideration and Approval of Resolution 2018-02 Re-Designating Officers**

52 Mr. Cusmano presented Resolution 2018-02 re-designating officers.

53 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board  
54 adopted Resolution **2018-02** Re-Designating Officer with, Mr. Cusmano as replacement for Mr. St. Denis,  
55 for the Palms of Terra Ceia Bay Community Development District.

56

57 **C. Consideration and Approval of Resolution 2018-03 Designating Primary Administrative  
58 Office and Principal Headquarters of the District**

59 Mr. Cusmano reviewed Resolution 2018-03 and asked for any comments or questions.

60 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board  
61 adopted Resolution **2018-03**, Designating Primary Administrative Office and Principal Headquarters of the  
62 District for the Palms of Terra Ceia Bay Community Development District.

63

64 **D. Board Review of RFP for New District Management**

65 Mr. Cusmano reviewed the RFP for the new District Manager.

66 **E. Mangrove Permits**

67 Mr. Cusmano will follow up with Stantec and SWFWMD.

68 **F. Managers' Report**

69 **1. Lake Doctors December Report (under separate cover)**

70 Mr. Cusmano presented the Lake Doctors December Report and asked for comments or  
71 questions.

72

73 **2. Aquatic Systems Report**

74 There being none, next item followed.

75

**3. Pay Raise- Gatehouse**

76 Mr. Cusmano presented the discussion to raise the pay for Robin Davis.

77 A Board member suggested raising her pay by \$2 dollars.

78 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, WITH Ms. Gard voting NAY, the Board  
79 approved Robin Davis' pay by \$2 per hour for the Palms of Terra Ceia Bay Community Development  
80 District.

81

82 **SEVENTH ORDER OF BUSINESS – Other Business Matters**

83 Mr. Cusmano addressed the discussion of New Management sent by District Attorney Patricia Petruff.

84 Mr. Cusmano suggested the Board get together and make a scope for the Financials, Management and a  
85 possible “field guy”.

86 Mr. Cusmano asked the Board if they would like to have a “field guy”, and if so, how often would he work.

87 Discussion ensued.

88 Mr. Varady had a question about some of the language in RFQ proposal. Specifically on the 1st page, 2<sup>nd</sup>  
89 paragraph.

90 Discussion ensued.

91 Mr. Cusmano assured the Board that he would put the budget and hours together to have the scope that needs  
92 to go in to the RFP. Mr. Cusmano stated he will have everything done for the next meeting.

93 **EIGHTH ORDER OF BUSINESS – Executive Assistant**

94 **A. Camera**

95 Ms. Davis gave a report on the status of the Cameras.

96 Mr. Cusmano asked for all the proposals for the next meeting's agenda.

97 **B. Employee Job Scope**

98 Mr. Cusmano reviewed the Employee Job Scope and asked for any comments and questions.

99 **C. Website**

100 Mr. Cusmano discussed what will be put on the website.

101 **D. E-mail Address- Company name**

102 Mr. Cusmano stated the corrections that will be made to the E-mail addresses.

103 Discussion ensued.

104 **NINTH ORDER OF BUSINESS –Public Comments**

105 Ms. Little had a question about a storm drain, landscaping.

106 A resident was concerned about loose nails on the pier

107 A resident suggested investing money to repair the gazebo.

108 A resident asked about road repairs.

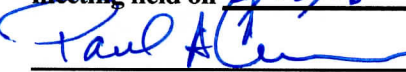
109 Discussion ensued.

110 **TENTH ORDER OF BUSINESS- Adjournment**

111 On a MOTION by Ms. Gard, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board adjourned  
112 the meeting for the Palms of Terra Ceia Bay Community Development District.  
113

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

117  
118 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
119 meeting held on 2/13/18.

120   
121  
122 Signature

123 PAUL A CUSMANO  
124  
125 Printed Name

126 Title:  Secretary     Assistant Secretary

  
Signature

BRADFORD J SMITH  
Printed Name

Title:  Chairman     Vice Chairman