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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, February 7, 2017 at 5:00 p.m. at the Palmetto Library, 923 6th Street West, Palmetto, Florida.

FIRST ORDER OF BUSINESS – Roll Call

Chairman Brad Smith 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:

Bruce St. Denis	District Manager
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Pledge of Allegiance

SECOND ORDER OF BUSINESS – Meeting Properly Advertised.

Mr. Smith confirmed with the District Manager that the meeting was properly advertised.

THIRD ORDER OF BUSINESS – Administrative Matters

A. Approval of the December 13, 2016 Meeting Minutes

Mr. Smith presented the Minutes of the December 13, 2016 Meeting and asked for comments, questions, or corrections.

On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board approved the December 13, 2016 Meeting Minutes for the Palms of Terra Ceia Bay Community Development District.

B. Approval of the Minutes of the January 10, 2017 Meeting

Mr. Smith presented the Minutes of the January 10, 2017 Meeting and asked for comments, questions or corrections.

On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board approved the January 10, 2017 Meeting Minutes for the Palms of Terra Ceia Bay Community Development District.

C. Approval of the January 2017 Financial Statements (*under separate cover*)

Mr. St. Denis presented the January 2017 Financial Statements and asked for comments or questions.

Discussion ensued. Mr. St. Denis will check retrofitting expenses after October 2016.

Mr. Weidner asked about putting money from Roads into a CD.

41 On a MOTION by Mr. Weidner, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board authorized
42 District Staff to put \$100,000 from Road Funds into a CD, not to exceed 13 months, for the Palms of Terra
43 Ceia Bay Community Development District.

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45 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
46 accepted the January 2017 Financial Statements for the Palms of Terra Ceia Bay Community Development
47 District.

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49 Mr. Smith mentioned that Mr. Forbes asked to resign. After interviews, Mr. Smith and Mr. St. Denis
50 selected Ms. Robyn Davis as his replacement. He then introduced Ms. Davis to everyone.

51 **FOURTH ORDER OF BUSINESS – Business Matters**

52 **A. Public Hearing Regarding Amending Vehicle Gate Decal Fee**

53 **1. Open Public Hearing**

54 Mr. Smith asked for a motion to open the Public Hearing.

55 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
56 opened the Public Hearing for the Palms of Terra Ceia Bay Community Development District.

57
58 **2. Review of Resolution 2017-03 Amending Vehicle Gate Decal Fee**

59 Mr. Smith gave an overview of Resolution 2017-03 Amending Vehicle Gate Decal Fee
60 stating that the decal fee would be \$30 per vehicle.

61 Discussion ensued. Mr. St. Denis then read the 4 Sections of the Resolution.

62 **3. Public Comment and Testimony**

63 Resident asked what was in place to confirm the number in a household. Mr. Smith stated
64 there are records with that information. She then asked what would be the maximum. Mr. Smith stated that
65 would be addressed at the next meeting.

66 Resident asked why the cost of the decal was being raised. Mr. Smith said the sticker costs
67 had gone up.

68 **4. Close Public Hearing**

69 On a MOTION by Ms. Gard, SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board closed the
70 Public Hearing for the Palms of Terra Ceia Bay Community Development District.

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72 **B. Approval and Adoption of Resolution 2017-03 Amending Vehicle Gate Decal Fee**

73 Mr. Smith presented Approval and Adoption of Resolution 2017-03 Amending Vehicle Gate Decal
74 Fee and asked for comments or questions.

75 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
76 adopted Resolution 2017-03 Amending Vehicle Gate Decal Fee for the Palms of Terra Ceia Bay Community
77 Development District.

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80 **C. Additional Matters**

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82 Mr. Smith asked if there were any additional matters for discussion.

83 Ms. O'Connor asked what was happening with the sign. Mr. St. Denis said it would be discussed in
84 the Manager's Report.

85 Ms. Gard asked about the broken curb across from Terra Ceia Club. Mr. St. Denis said he asked
86 Russ to see if it could be realigned. He hasn't heard back yet.

87 Ms. Gard asked if there was any more information on the build out at 10 Downing or the 16 unit 3
88 story apartment building going in next to us. Mr. Smith said the 16 unit 3 story apartment complex sent out
89 that a public hearing is scheduled for Thursday, February 16 at 5:30 p.m. by the Planning Board and would
90 be held at the City Commission Office. Then the City Commission will hold a Public Hearing on Monday,
91 February 27 at 7 p.m.

92 Discussion ensued. Some Board members would try to attend the February 16 meeting to get more
93 information.

94 Ms. Gard asked about the audit. Mr. St. Denis explained that the information has been provided to
95 Grau and needs to be adopted by the Board the end of June.

96 Ms. Gard asked for a clubhouse updated. Mr. Smith said an agreement was still trying to be worked
97 out.

98 Ms. Gard asked about the Stantec list of what they have been doing and how they are spending the
99 money. Mr. St. Denis said he would get it together and email it out.

100 **FIFTH ORDER OF BUSINESS – Other Business Matters**

101 There being none, next item followed.

102 **SIXTH ORDER OF BUSINESS – Public Comments**

103 Resident asked about the work being done on parcel across from the golf course. Ms. Gard gave an
104 update. Discussion ensued.

105 Residents asked about the building on 14th Avenue and do we know the name of the builder.

106 **SEVENTH ORDER OF BUSINESS - Public Comments & Questions: Other Subjects**

107 There being none, next item followed.

108 **EIGHTH ORDER OF BUSINESS – Manager's Report (*under separate cover*)**

109 Mr. St. Denis presented the Manager's Report and asked for comments or questions.

110 Ms. Gard suggested that the Manager's Report be placed further up on the agenda.

111 **NINTH ORDER OF BUSINESS – Adjournment**

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

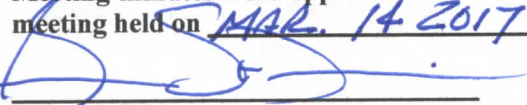
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**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on MAR. 14 2017.

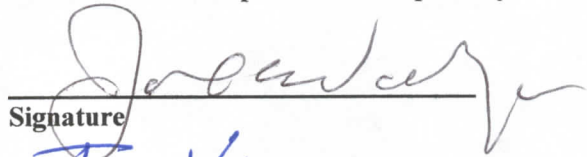


Signature

BRUCE ST. DENIS

Printed Name

Title: Secretary Assistant Secretary



Signature

JOE VARADY

Printed Name

Title: Chairman Vice Chairman