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

A Special Meeting of the Board of Supervisors of the Palms of Terra Ceia Bay Community Development District was held on Friday, February 24, 2017 at 10:00 a.m. at the Palms of Terra Ceia Bay Golf Clubhouse, 2802 Terra Ceia Bay Blvd., Palmetto, FL.

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 |
| Judi O'Connor | Board Supervisor, Assistant Secretary |
| Charlie Weidner | Board Supervisor, Assistant Secretary |

Also present was:

| | |
|-----------------|------------------|
| Bruce St. Denis | District Manager |
|-----------------|------------------|

SECOND ORDER OF BUSINESS – Discussion of Bonita Vista Project

Mr. Smith presented Discussion of Bonita Vista Project and asked Mr. St. Denis to give an update on the project.

Mr. Smith asked if anyone had any comments or questions.

Mr. Alexander commented on more information that he found out about this project.

Resident commented that he supported getting a lawyer.

Lisa Jones commented that one of the concerns is such high density in a small area.

Valerie Price asked about the drainage issues and the qualifications of the District Counsel.

Beverly suggested that we ask for a time certain from the Clerk.

Residents expressed concerns about traffic.

THIRD ORDER OF BUSINESS – Public Comments

Public comments were addressed in Second Order of Business.

FOURTH ORDER OF BUSINESS – Supervisor Requests

Ms. O'Connor stated that she approves having an attorney represent us at the meeting.

Mr. Weidner was for having the attorney also.

Mr. Varady, Jr.'s comment was for the building to be built to code.

On a MOTION by Mr. Weidner, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board approved postponing the Public Hearing for the Palms of Terra Ceia Bay Community Development District.

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On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr, WITH ALL IN FAVOR, the Board approved engaging Ms. Patricia Petruff to represent the CDD regarding variances/departures and utility connection issues with the Bonita Vista project for the Palms of Terra Ceia Bay Community Development District.

**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 2/11/17.

Signature

Bruce S. Denis

Printed Name

Title: Secretary Assistant Secretary

Signature

Bradford J. Smith

Printed Name

Title: Chairman Vice Chairman