



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

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Community Development District

Advanced Board Package

*Board of Supervisors
Regular Meeting*

*Thursday
April 7, 2016
5:00 p.m.*

At the:

*Palmetto Library
923 6th Street West.
Palmetto, Florida*

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval or adoption.*

Bradford J. Smith, Seat 1
Barbara E. Gard, Seat 2
Joseph R. Varady, Jr., Seat 3
Robert F. Schoen, Seat 4
Judi F. O'Connor, Seat 5



District Management
Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

April 4, 2016

Board of Supervisors
Palms of Terra Ceia Bay
Community Development District

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Palms of Terra Ceia Bay Community Development District is scheduled for **April 7, 2016 at 5:00 p.m. at the Palmetto Library, 923 6th Street West Palmetto, Florida.**

The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Bruce St. Denis
Bruce St. Denis
District Manager

Cc: Attorney
District Records

Bradford J. Smith, Seat 1
Barbara E. Gard, Seat 2
Joseph R. Varady, Jr., Seat 3
Robert F. Schoen, Seat 4
Judi F. O'Connor, Seat 5



Board of Supervisors Public Meeting Notice

**Regular Session of
April 7, 2016
Palms of Terra Ceia Bay
Palmetto Library
923 6th Street West
Palmetto, Florida
5:00 p.m.**

AGENDA:

1. Roll Call
2. Meeting Properly Advertised
3. Minutes of Meetings
 - A. March 21, 2016 Board Meeting Exhibit 1
Action Request: Motion to approve meeting minutes
4. Business Matters
 - A. AMR Discussion
 - B. Investment Discussion
 - C. Budget Discussion Regarding Potential Operational Changes
 - D. Request from Supervisor Gard to Discuss Gatehouse Projects
 - E. Request from Supervisor Gard re: Landscaping Proposals at Boardwalk
5. Other Business Matters
6. Public Comments
7. Managers' Report
8. Adjournment

Bradford J. Smith, Seat 1
Barbara E. Gard, Seat 2
Joseph R. Varady, Jr., Seat 3
Robert F. Schoen, Seat 4
Judi F. O'Connor, Seat 5



5. Other Business Matters

6. Public Comments

7. Managers' Report

8. Adjournment

EXHIBIT 1

On a MOTION by Ms. Gard, SECONDED by Mr. Schoen, WITH ALL IN FAVOR, the Board agreed to use Square Footage for the Palms of Terra Ceia Bay Community Development District.

E. Review and Approval of the Reserve Study Report Proposals

Mr. St. Denis presented the Reserve Study Report Proposals and asked for comments or questions.

- Facilities Advisors \$2,595
- Reserve Advisors \$4600
- Custom Reserve Studies \$2700

Discussion ensued.

On a MOTION by Ms. O'Connor, SECONDED by Mr. Schoen, WITH ALL IN FAVOR, the Board approved the Facilities Advisors Proposal for \$2,595 for the Palms of Terra Ceia Bay Community Development District.

FIFTH ORDER OF BUSINESS – Additional Items

Ms. O'Connor asked for updates on pier sign, gate house cellar cover, and clearance sign.

Mr. Smith requested investigating banks for better interest.

On a MOTION by Mr. Schoen, SECONDED by Ms. Gard, WITH ALL IN FAVOR, the Board authorized the Chairman to investigate interest rates available from several banks and bring to next meeting for the Palms of Terra Ceia Bay Community Development District.

SIXTH ORDER OF BUSINESS – Public Comments

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Manager’s Report

There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Board Comments

There being none, next item followed.

NINTH ORDER OF BUSINESS - Adjournment

On a MOTION by Mr. Schoen, SECONDED by Ms. Gard, WITH ALL IN FAVOR, the Board adjourned the meeting 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 _____.

Signature

Signature

Printed Name

Printed Name

Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman



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Orange County, CA

27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675
P: (949) 388-9269
F: (949) 388-9272

Sacramento, CA

4380 Auburn Blvd.
Sacramento, CA 95841
P: (916) 480-0305
F: (916) 480-0499

Las Vegas, NV

3277 E. Warm Springs Road,
Suite 100
Las Vegas, NV 89120
P: (702) 478-9277
F: (702) 629-5497

Boise, ID

950 West Bannock, 11th Floor
Boise, ID 83702
P: (208) 319-3576
F: (208) 439-7339

Phoenix, AZ

3302 East Indian School Road
Phoenix, AZ 85018
P: (602) 381-3226
F: (602) 381-1203

Austin, TX

8140 Exchange Drive
Austin, TX 78754
P: (512) 732-0295
F: (512) 732-0297

Orlando, FL

1060 Maitland Center Commons,
Suite 340
Maitland, FL 32751
P: (321) 263-0132
F: (321) 263-0136

Tampa, FL

15310 Amberly Drive, Suite 175
Tampa, FL 33647
P: (813) 374-9104
F: (813) 374-9106

Research Triangle, NC

1340 Environ Way, Suite 328
Chapel Hill, NC 27517
P: (919) 321-0232
F: (919) 869-2508

Charleston, SC

4000 S. Faber Place Drive, Suite 300
N. Charleston, SC 29405
P: (843) 277-0021
F: (919) 869-2508