

**Minutes Summary
Palms of Terra Ceia Bay Community Development District
Workshop Meeting**

The Workshop Meeting of the Board of Supervisors of the Palms of Terra Ceia Bay Community Development District was held on Tuesday, November 20, 2014 at 5:00 p.m. at the Social Room, Ten Downing Street, 3211 14th Avenue, Room 105, Palmetto, Florida.

1. Call to Order

Chairman Brad Smith called the meeting of the Palms of Terra Ceia Bay Community Development District to order at 5:00.

2. Roll Call

Present, and establishing a quorum, were Supervisors Brad Smith, Joe Varady, Judy O'Connor, Barbara Gard, and Bob Schoen. Others present were Bruce St. Denis, District Manager, Sandra Oram, Operations Manager, and audience members.

3. Oath of Office

Mr. St. Denis, being a Notary Public of the State of Florida, administered the oath of office to Judy O'Connor prior to the meeting, a copy of the oath is attached hereto and made a part of the public record.

4. Correction of Ad Valorem Tax

Mr. St. Denis reported that there was a need to re-advertise the District's Ad Valorem Tax Assessment and Budget. There is no increase in taxes, but due to an error in the earlier advertised Ad Valorem Assessment, the State required the re-advertisement of the corrected Ad Valorem Assessment, which in turn and according to law, required the Budget to be re-advertised as well. Both Resolutions will be voted on in the regular meeting.

5. Punch List

Pier

Ms. Oram reported that the contractor who installed the pier has not returned her calls, but she will continue the effort.

Boardwalk

Ms. Oram reported there are two estimates for boardwalk benches; \$125 for each bench made with pressure treated wood; \$325 for each bench framed, only, with pressure treated and finished with the same quality of wood used on the pier.

Mr. Varady suggested that Quality Marine is supposed to have some of the wood used on the pier available to possibly be part of the seat of the benches. Ms. Oram will look into this possibility.

A Board member also mentioned there are boards on the pier needing to be secured, as well as bolts that are protruding and missing.

Fish Cleaning Plate

Mr. Smith reported the cleaning plate is installed, thanks to a volunteer. He and Mr. St. Denis are also working on putting up wildlife signage; and reported that the construction sign has been removed.

6. Boulevard Repair

Mr. St. Denis reported that the District Engineer suggested a slip lining of the existing pipe, which, with minor repair to the road, may cost between \$25,000-\$30,000. Some newer technologies could be considered, bringing the cost down.

Mr. Shoen stated that the temporary gravel repair for \$500 was washed out during the last rain and would recommend the invoice for the repair not be paid.

7. Entrance Sign Repair

Mr. St. Denis reported that, though the driver who hit the entrance sign was not insured, the car involved was covered. Efforts are being made to pursue the claim to the owner of the car.

Ms. Gard presented three sign designs. Estimates range between \$6,500 to \$7,000, but do not include any electrical wiring or landscaping.

Mr. St. Denis explained that the insurance company should pay out a claim based on the loss of the fountain, which may be in the amount of \$10,000. However, it has been decided by the Board not to replace the fountain. Mr. Smith reported he will be meeting with an insurance adjuster soon.

A resident suggested a temporary fix to clean up the appearance, as the holidays are approaching, and another resident requested the sign be something the community can be proud of, which the audience enthusiastically responded.

Ms. Gard added that the new sign, after the permitting process of a couple weeks, may take 20-30 days to construct.

An audience member suggested that the lighting of the sign may not be unnecessary.

Ms. Oram reported that the Logo, with no lighting included, can be painted for with exterior acrylic paint for \$900, and no change to the structure.

It was enthusiastically received.

Mr. Smith asked for questions and comments.

8. Landscaping

Mr. Smith reported that the hanging baskets still need to be removed, flowers were removed and not replaced, and trees have not been trimmed, questioning the lack of efficiency.

An audience member suggested putting bids out for an on-site management company. Mr. St. Denis stated that DPFPG needs cooperation from those separately contracted to manage the grounds, such as landscaping.

9. Mangrove Trimming

Mr. St. Denis reported that the one year contract with Stantec will expire and the contract will need to be renewed. There is an increase from last year's contract portion for trimming from \$5,500 to 6,500. Cleaning out the underbrush is \$3,000 per event, four times a year, or \$12,000 annually. For the District to have additional trimming and clearing of the mangroves, a permit application, separate and new from previous efforts toward obtaining DEP approval, would need to be submitted. However, Mr. St. Denis advises that this process is costly.

10. Gate Security Options

Mr. St. Denis reported on the options available to the District in raising the level of security as a gated community.

Ms. O'Connor felt with the present arrangement, the community is not as secure as desired with the restaurant being open so late. She would like to look into other options on cameras, onsite security or electronic monitoring systems.

Mr. Varady suggested having a comprehensive look at costs and options regarding the degree of monitoring in a dedicated workshop.

Mr. St. Denis offered to bring proposals to the Board that improve security without hiring a guard.

Residents commented on the gate remaining open until 10 p.m. It was stated that there wasn't justification to keeping the gate open that late. Since the restaurant is part of the community, it is important to show support for its success. Since most people who come in to dine arrive before 7:00 it was suggested to back the time of gate closer an hour, to 9:00 p.m. instead of 10:00.

Mr. Smith stated this has been a frequent and regular point of discussion by the Board and that the time would remain at 10 p.m.

11. Adjournment

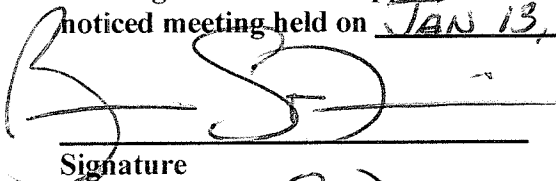
Mr. Smith asked if there were any additional comments or questions. There were none.

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

**These minutes were prepared in summary format.*

**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 JAN 13, 2015.



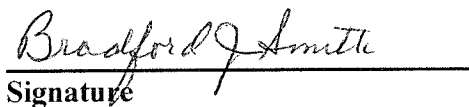
Signature

BRUCE ST. DENIS

Printed Name

Title:

- Secretary
- Assistant Secretary



Signature

BRADFORD J SMITH

Printed Name

Title:

- Chairman
- Vice Chairman