

**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, December 9, 2014 at 5:00 p.m. at the Grill Room, Terra Ceia Bay Club House, 2802 Terra Ceia Bay Blvd, Palmetto, Florida.

**A. Meeting Notice Confirmed**

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

**B. Roll Call of Supervisors**

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 Field Manager, and audience members.

**C. Blvd. Road Repair**

Ms. Oram reported that she had two quotes to present, but had one more possible individual who would be meeting with her in the morning. The Board deferred this discussion until she had three quotes to present. Warranties on the type of product contractors would be using will be included as part of the proposal.

**D. Entrance Sign Discussion**

Chairman Smith reported that he regularly checks with the insurance company, and the attorney, should it become necessary to have action taken. The Board deferred any action until claim is made and paid by insurance company.

**E. Status of Landscaping**

Ms. Oram reported that issues brought up at last meeting have been addressed; young plants were planted out front until temporary sign is completed. Irrigation was repaired, and palm trees trimmed. Mr. Smith reminded her that there is an oak between the entrance and clubhouse that still needs trimming. Ms. Oram will have it trimmed.

**F. Mangrove Trimming Status**

Mr. St. Denis reported that Stantec came the first week of December and measured the mangroves against the nine foot allowable height, and did some trimming to legal proportions according to elevation. Other trees were trimmed up to the 25% allowed. When Stantec returns in February or March to do the mitigation area, more trimming will be done. Subject to a final inspection, and if the work is deemed complete, Mr. St. Denis requested the Board, at the next meeting, approve to pay Stantec.

**G. Mangrove Permit Modification Discussion**

Mr. St. Denis did not have anything to add to previous discussions on the permitting expense and process in removing/trimming mangroves, except to caution that it would be labor intensive. Mr. Grady suggested isolating efforts to residents' viewing areas, especially the area in front of Estuary I. Mr. St. Denis will obtain separate prices for those viewing areas.

**H. Sprinkler Leak on Blvd.**

Mr. Smith reported that the sprinkler leak has been repaired.

**I. Go to a Single Meeting (No w/s, but still start at 5:00)**

Mr. Smith asked that the Board consider going to one meeting a month. After discussion, the Board agreed one meeting was sufficient with the option of holding special workshops when necessary.

**J. Approve meeting schedule**

**-For location and one or two Meetings**

Mr. St. Denis reported that the Palmetto Library may be a possible meeting place. They are open Tuesdays and Thursdays evenings until 8:00 p.m. Ms. Gard confirmed that the conference room at the library accommodates 41 people and the auditorium 150.

**K. Adoption of Resolution 2015-4, Registered Agent/Registered Office**

Mr. St. Denis recommended that the Registered Agent be either the Chair, or District Attorney as it is not in the best interest of the District for the District Manager to be the Registered Agent. No decision needed to be made at this meeting.

Mr. Smith asked for questions or comments. There being none on this matter, the next item followed.

**L. Citizens Comments and Questions**

Audience comments and suggestions were offered such as:

»Suggesting that the palmetto palms on the edge of the conservation area be cut so those living on the lower floors may be offered a view of the water.

Ms. Oram has asked for quotes to trim and cut the palmetto palms, and will have quotes for the Board to consider at the next meeting; however, as it is designated conservation area, the cut palmettos must not be removed, but left to decompose.

»The importance of having hard copies of previous minutes available at meetings, and about fixing cameras in gatehouse.

The Board is looking at security systems to install which may duplicate efforts in replacing cameras. Ms. O'Connor read a letter from a concerned resident that video evidence could have been used to have property returned and perpetrators apprehended by the Sheriff's Department had there been working cameras. The letter stated that the loss to individuals and community is estimated to be \$4,000 in the past month, and requested the cameras be replaced or fixed immediately. Mr. Smith will meet with the Sheriff's office.

»Not keeping the gate open until 10:00 to accommodate diners. It is leaving opportunity for bold perpetrators to enter, as most diners will have already arrived before that time. Another resident pointed out that gates will not keep perpetrators out.

»Keeping the productivity of the workshops within regular meeting format.

»Suggesting the District Secretary as registered agent.

»Requesting the status of the pier repair.

Ms. Oram reported that every appointment made with Quality Marine to take care of punch list items on the pier has been cancelled. Bolts are missing, there are rough patches along the railing, and screws sticking out.

Mr. Smith reported that he's received complaints about the noise from the Tiki Hut, and explained that the noise level cannot be controlled by the District, as the Tiki Hut is governed by

county regulations, but is watching the situation. He also asked if the five to eight cars of residents be allowed to park along Pier Road since their building is being painted. Temporary passes for those cars will be issued.

**M. Adjournment of Workshop**

On a MOTION by Mr. Varady, SECONDED by Mr. Schoen, 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.



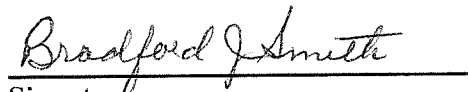
Signature

Bruce St. Denis

Printed Name

Title:

- Secretary
- Assistant Secretary



Signature

BRADFORD J SMITH

Printed Name

Title:

- Chairman
- Vice Chairman