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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, March 13<sup>th</sup>, 2018 at 5:00 p.m. at the Palms of Terra Ceia Bay Clubhouse, 2802 Terra Ceia Bay Blvd., Palmetto, Florida.

**FIRST ORDER OF BUSINESS – Roll Call**

Bradford 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:

Paul Cusmano	District Manager
Robert Lincoln	District Attorney ( <i>via phone</i> )

**SECOND ORDER OF BUSINESS- Pledge of Allegiance**

Mr. Smith led the Pledge of Allegiance.

**THIRD ORDER OF BUSINESS- Meeting Properly Advertised**

Mr. Smith assured the Board that the Meeting was properly advertised.

**FOURTH ORDER OF BUSINESS-Audience Comments**

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

Mr. Forman and Mr. King Owners and Developers of the contract that sits on the entrance of Terra Ceia requested to withdraw from the petition and any further action against the project. Both agreed to enter a permanent easement for drainage with prevision for payment under one of the following options of the boards choosing.

1. Pay an annual report fee for the maintenance of Storm Water capital cost. Calculated cost from budget expenditures of \$2.86 per unit or \$50 per unit per year for a total of 18 units.
2. A lump sum payment of \$5000.

Mr. Forman requested votes for approval with a deadline on March 30<sup>th</sup>, 2018.

Discussion ensued.

**FIFTH ORDER OF BUSINESS –Administrative Matters**

**A. Approval of the Minutes of February 13<sup>th</sup>, 2018 Regular Meeting**

Mr. Smith presented the minutes of the February 13<sup>th</sup>, 2018 Regular Meeting and asked for questions or comments.

39 On a MOTION by Ms. O'Connor, SECONDED by Mr. Weidner, WITH ALL IN FAVOR, the Board  
40 approved the Minutes of February 13<sup>th</sup>, 2018 Regular Meeting for the Palms of Terra Ceia Bay Community  
41 Development District.

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43 **B. Acceptance of the February 2018 Financial Statement**

44 Mr. Smith presented the February 2018 Financial Statements and asked for any questions or  
45 comments.

46 On a MOTION by Mr. Weidner, SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board  
47 approved the February 2018 Financial Statements for the Palms of Terra Ceia Bay Community Development  
48 District.

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50 **SIXTH ORDER OF BUSINESS – Business Matters**

51 **A. Discussion of Gate House New Hire: Amy Lambert**

52 Mr. Smith presented the Gate House New Hire: Amy Lambert and asked for any comments or  
53 questions.

54 **B. Discussion of Field Maintenance Manager**

55 **1. Henry Ortland (resume included)**

56 Mr. Cusmano presented the discussion of Field Maintenance Manager Henry Ortland and asked  
57 for any comments or questions.

58

59 **SEVENTH ORDER OF BUSINESS – Staff Reports**

60 **A. District Manager**

61 **1. Doctor Pond Report**

62 Mr. Cusmano presented the Doctor Pond Report and asked for any comments or questions.

63 **B. District Counsel**

64 There being none, next item followed.

65 **EIGHTH ORDER OF BUSINESS – Public Comments**

66 A resident wanted to know the status on bids for the lights and cameras.

67 A resident had concerns with the monument signs in the neighborhood.

68 Randy Miller a resident of the community had concerns and addressed the structure of the walkway  
69 and boardwalk. He continued to explain the top railing was splitting, along with the nails, wood  
70 and its danger.

71 Resident had concerns with the structure of the pier.

72 Mr. Cusmano addressed all questions and concerns of the residents.

73 **NINTH ORDER OF BUSINESS- Adjournment**

74 Mr. Smith Called motion for Adjournment.

75 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board  
76 adjourned the meeting for the Palms of Terra Ceia Bay Community Development District.  
77

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

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82 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
83 meeting held on 3/10-18.

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85 \_\_\_\_\_  
86 Signature

87 Paul Cusmano  
88 Printed Name  
89 Title:  Secretary     Assistant Secretary  
90

  
\_\_\_\_\_  
Signature

BRADFORD J SMITH  
Printed Name  
Title:  Chairman     Vice Chairman