

39 Mr. St. Denis explained that the new supervisors were entitled to up to \$200 per meeting and asked if
40 they accepted or waived compensation.

41 Ms. Gard and Mr. Weidner accepted compensation.

42 **C. Review of the Sunshine Law and Supervisor Duties**

43 Mr. St. Denis reviewed the Sunshine Law and Supervisor Duties.

44 **D. Consideration and Approval of Resolution 2017-01 Re-Designation of Officers**

45 Mr. St. Denis requested a motion to nominate a Chairman and Vice Chairman.

46 On a MOTION by Ms. O'Connor, SECONDED by Mr. Weidner, WITH ALL IN FAVOR, the Board
47 nominated Bradford Smith as Chairman for the Palms of Terra Ceia Bay Community Development District.

48
49 On a MOTION by Mr. Weidner, SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board
50 nominated Joseph Varady, Jr., as Vice Chairman for the Palms of Terra Ceia Bay Community Development
51 District.

52
53 On a MOTION by Mr. Varady, Jr., SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board
54 nominated Ms. Gard, Ms. O'Connor and Mr. Weidner as Assistant Secretaries for the Palms of Terra Ceia
55 Bay Community Development District.

56
57 On a MOTION by Mr. Smith, SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board adopted
58 Resolution 2017-01 Re-Designation of Officers, with Mr. Smith as Chairman, Mr. Varady, Jr., as Vice
59 Chairman, Ms. Comings-Thibault as Secretary/Treasurer, Mr. Aagaard as Assistant Treasurer, Ms. Stewart
60 and Ms. Johns as Assistant Secretaries, and Ms. Gard, Ms. O'Connor and Mr. Weidner as Assistant
61 Secretaries for the Palms of Terra Ceia Bay Community Development District.

62
63 **FIFTH ORDER OF BUSINESS – Administrative Matters**

64 **A. Approval of the November 8, 2016 Meeting Minutes**

65 Mr. Smith presented the November 8, 2016 Meeting Minutes and asked for comments,
66 questions, or corrections.

67
68 On a MOTION by Ms. Gard, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board approved
69 the November 8, 2016 Meeting Minutes for the Palms of Terra Ceia Bay Community Development District.

70
71 **B. Approval of the November 2016 Financial Statements**

72 Mr. Smith presented the the November 2016 Financial Statements and asked for comments or
73 questions.

74 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board
75 approved the November 2016 Financial Statements for the Palms of Terra Ceia Bay Community
76 Development District.

77
78 **SIXTH ORDER OF BUSINESS – Business Matters**

79 **A. Discussion Regarding Increase in Gatehouse Decal Fees**

80 Mr. St. Denis presented Discussion Regarding Increase in Gatehouse Decal Fees and explained the
81 procedure for the increase. The Board made the decision to increase the fee to \$30, applying only to new or
82 replacement decals.

83 On a MOTION by Ms. Gard, SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board approved
84 raising the car decals fees to \$30 for new or replacement decals only for the Palms of Terra Ceia Bay
85 Community Development District

86
87 **B. Consideration and Approval of Resolution 2017-02 Setting a Public Hearing**

88 Mr. St. Denis presented Resolution 2017-02 Setting a Public Hearing and asked for comments or
89 questions.

90 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, the Board adopted Resolution 2017-02
91 Setting a Public Hearing to increase decal fees to \$30 which applies to new or replacement decals only, for
92 February 7, 2017 at 5:00 p.m. at the Palmetto Library, 923 6th Street West, Palmetto, Florida, for the Palms
93 of Terra Ceia Bay Community Development District

94
95 **C. Discussion and Consideration of Additional District Manager Services**

96 Mr. Smith presented Consideration of Additional District Manager Services and asked for comments
97 or questions.

98 Mr. St. Denis gave an explanation of Additional District Manager Services:

- 99 1. Issues with financials.
100 2. Financials will be sent out even if no meeting is scheduled.
101 3. Final Budget will keep up with current expenditures to date.
102 4. District Staff will spend 8 hours per month at Palms of Terra Ceia Bay doing inspections and
103 being available at Gatehouse for meetings with Board members and residents.
104 5. District Manager's Report requested by Ms. O'Connor.

105 Discussion ensued.

106 Ms. O'Connor mentioned making sure items discussed were kept track of and not missed.

107 Ms. Gard mentioned having a part time manager on site.

108 **D. Discussion Regarding LED Street Light Proposals**

109 Mr. Smith presented Discussion Regarding LED Street Light Proposals and asked for comments or
110 questions.

111 Mr. St. Denis updated the Board on the additional information on warranties. Mr. Sparky agreed to 5
112 year warranty and Sawdy is investigating giving a 5 year warranty.

113 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board set
114 a dollar amount not to exceed the Mr. Sparky proposal of \$8930, authorized Staff to go back to Sawdy to see
115 if they can give a 5 year warranty and whoever comes out best, authorized the Chair and the District
116 Manager or Mr. Weidner to negotiate with the company selected to make the modifications in the lights and
117 come to next meeting with a contract for the Palms of Terra Ceia Bay Community Development District.

118
119

120 **E. Discussion Regarding Underground Electric**

121 Mr. Smith gave an update on the Underground Electric and stated that the underground wiring at the
122 Clubhouse had to go from 24 to 21, as all the wiring had gone bad and was not in conduit. Mr. St. Denis
123 mentioned that he received an estimate of the \$5000 range to put wiring in conduit. Ms. Gard suggested
124 getting proposals from same companies that will be doing the LED street lighting. Mr. St. Denis will bring
125 proposals to next meeting.

126 **F. Discussion Regarding On-Line Phone Book**

127 Mr. St. Denis presented On-Line Phone Book and asked for comments or questions.

128 Discussion ensued.

129 **SEVENTH ORDER OF BUSINESS – Other Business Matters**

130 Ms. O'Connor asked that the Board consider getting a new communications sign at the Gatehouse.

131 Discussion ensued. The Board asked the District Manager to look into options and cost.

132 Ms. Gard commented that the FPL lights going down Fairway Trace are a disgrace and the tops need
133 to be replaced.

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

135 Resident asked why volunteers can't be used for the committees. Mr. St. Denis stated that if the
136 Board has a committee it falls under the Sunshine Law and the rules involved. Volunteers could be used but
137 cannot report to the Board.

138 **NINTH ORDER OF BUSINESS - Public Comments & Questions: Other Subjects**

139 There being none, next item followed.

140 **TENTH ORDER OF BUSINESS – Manager's Report**

141 Mr. St. Denis presented the Manager's Report and stated that the mangrove trimming for 2016 is
142 complete. He asked if the Board wanted to include trimming the mangrove islands as part of the permit
143 modification.

144 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
145 agreed to add trimming of the mangrove islands as part of the permit modification for the Palms of Terra
146 Ceia Bay Community Development District.

147
148 Mr. St. Denis presented the status of the permit modification. We are now in the window for our
149 response. He sent a copy of the response he received FDEP response, and we are now responding and can
150 add the modification just discussed.

151 The drainage work is at Hole 11, and the drainage issue is with that pond. Work will be starting this
152 week. Also there is work to be done up around the green as the sod is sliding into the bay.

153 Walk way to gazebo, Mr. Preston will take responsibility for that if we wanted it done.

154 Holiday decorations have been installed thanks to Ms. Gard and her crew.

155 **ELEVENTH ORDER OF BUSINESS – Adjournment**

156 On a MOTION by Ms. O'Connor, SECONDED by Ms. Gard, WITH ALL IN FAVOR, the Board adjourned
157 the meeting for the Palms of Terra Ceia Bay Community Development District.
158

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

162

163

164 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
165 meeting held on JAN 10, 2017.

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Signature

BRUCE S. DENIS

Printed Name

Title: Secretary Assistant Secretary

Signature

BEADFORD J SMITH

Printed Name

Title: Chairman Vice Chairman