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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, April 11, 2017 at 5:00 p.m. at the Palmetto Library, 923 6<sup>th</sup> Street West, Palmetto, Florida.

**FIRST ORDER OF BUSINESS – Roll Call**

Chairman Brad 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:

Bruce St. Denis	District Manager
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**Pledge of Allegiance**

**SECOND ORDER OF BUSINESS – Meeting Properly Advertised.**

Mr. Smith confirmed with the District Manager that the meeting was properly advertised.

**THIRD ORDER OF BUSINESS – Administrative Matters**

**A. Approval of the February 24, 2017 Meeting Minutes**

Mr. Smith presented the Minutes of the February 24, 2017 Meeting and asked for comments, questions, or corrections.

On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board approved the February 24, 2017 Meeting Minutes for the Palms of Terra Ceia Bay Community Development District.

**B. Approval of the March 14, 2017 Meeting Minutes**

Mr. Smith presented the Minutes of the March 14, 2017 Meeting and asked for comments, questions, or corrections.

On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board approved the March 14, 2017 Meeting Minutes for the Palms of Terra Ceia Bay Community Development District.

**C. Approval of the March 2017 Financial Statements**

Mr. St. Denis presented the March 2017 Financial Statements and asked for comments or questions.

Discussion ensued concerning depositing a CD.

39 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board  
40 approved the March 2017 Financial Statements for the Palms of Terra Ceia Bay Community Development  
41 District.

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43 **FOURTH ORDER OF BUSINESS – Manager’s Report**

44 Mr. St. Denis presented the Manager’s Report and commented that the contract with Russ Kitching  
45 was expiring and would be going to month to month. He asked the Board did they want to continue with Mr.  
46 Kitching on a month to month basis or get proposals.

47 Discussion ensued. The Board requested a copy of Mr. Kitching’s current contract with the CDD.

48 Discussion ensued concerning the dock. Ms. O’Connor mentioned that the nails on the pier have not  
49 been pushed down. Mr. Smith stated he received an email showing a boat docking. He will have Nick take  
50 care of it and the nails in the dock.

51 **FIFTH ORDER OF BUSINESS – Business Matters**

52 **A. Discussion of Bonita Vista**

53 Mr. St. Denis gave an update on the Bonita Vista project.

54 Discussion ensued.

55 **B. Discussion of Controlled Entry Policy**

56 Mr. Smith presented Discussion of Controlled Entry Policy.

57 Mr. St. Denis gave an overview of the draft policy.

58 Discussion ensued.

59 **C. Consideration and Approval of Resolution 2017-04 Setting a Public Hearing for the**  
60 **Adoption of a Controlled Entry Policy**

61  
62 Mr. Smith presented Consideration and Approval of Resolution 2017-04 Setting a Public Hearing for  
63 the Adoption of a Controlled Entry Policy and asked for comments or questions.

64 On a MOTION by Ms. O’Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board  
65 adopted Resolution **2017-04** Setting a Public Hearing for the Adoption of a Controlled Entry Policy for June  
66 13, 2017 at 5:00 p.m. for the Palms of Terra Ceia Bay Community Development District.

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68 **SIXTH ORDER OF BUSINESS – Public Comments**

69 There being none, next item followed.

70 **SEVENTH ORDER OF BUSINESS - Public Comments & Questions: Other Subjects**

71 There being none, next item followed.

72 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

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

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80 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
81 meeting held on 5/30/17.

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84 Signature

85 Bruce St. Denis  
86 Printed Name

87 Title:  Secretary     Assistant Secretary

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84 Signature

85 BRADFORD J SMITH  
86 Printed Name

87 Title:  Chairman     Vice Chairman