

1
2
3
4
5
6

**MINUTES OF MEETING
PALMS OF TERRA CEIA BAY
COMMUNITY DEVELOPMENT DISTRICT**

7 The Regular Meeting of the Board of Supervisors of the Palms of Terra Ceia Bay Community
8 Development District was held on Tuesday, June 13, 2017 at 5:00 p.m. at the Palmetto Library, 923 6th Street
9 West, Palmetto, Florida.

10
11

FIRST ORDER OF BUSINESS – Roll Call

12 Chairman Brad Smith called the meeting to order.

13 Present and constituting a quorum were:

| | |
|-----------------------|---------------------------------------|
| 14 Bradford Smith | Board Supervisor, Chairman |
| 15 Joseph Varady, Jr. | Board Supervisor, Vice Chairman |
| 16 Barbara Gard | Board Supervisor, Assistant Secretary |
| 17 Judi O'Connor | Board Supervisor, Assistant Secretary |
| 18 Charlie Weidner | Board Supervisor, Assistant Secretary |

19 Also present was:

| | |
|--------------------|--------------------------|
| 20 Bruce St. Denis | District Manager |
| 21 Robyn Davis | PTCB Executive Assistant |

22
23

SECOND ORDER OF BUSINESS - Pledge of Allegiance

24 Mr. Smith led in the recitation of the Pledge of Allegiance.

25
26

THIRD ORDER OF BUSINESS – Meeting Properly Advertised.

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

28
29

FOURTH ORDER OF BUSINESS – Administrative Matters

30 A. Approval of the May 9, 2017 Meeting Minutes

31 B. Approval of the May 30, 2017 Meeting Minutes (*under separate cover*)

32 Items A & B were deferred to the next meeting

33 C. Approval of the May 2017 Financial Statements

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

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

38
39

FIFTH ORDER OF BUSINESS – Business Matters

A. Bonita Vista Update

Mr. St. Denis presented an update on Bonita Vista and asked for comments or questions.

Discussion ensued.

40 **B. Townhomes at Terra Ceia Update**

41 Mr. St. Denis presented an update on the Townhomes at Terra Ceia and asked for comments or
42 questions.

43 Discussion ensued.

44 **C. Mangrove Permit Modification Update**

45 Mr. St. Denis presented the Mangrove Permit Modification Update and asked for comments or
46 questions.

47 Discussion ensued.

48 On a MOTION by Ms. O'Connor, SECONDED by Mr. Weidner, WITH ALL IN FAVOR, the Board
49 approved up to \$1,000 to finish the Mangrove Permit Modification for the Palms of Terra Ceia Bay
50 Community Development District.

51
52 **D. Resolution 2017-6 Setting a Public Hearing Date for Parking Decals**

53 Mr. Smith presented Resolution 2017-6 Setting a Public Hearing Date for Parking Decals.

54 Discussion ensued. Correction to be made on Resolution's last paragraph: Change "b" to "by".

55 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board
56 adopted Resolution 2017-6 Setting a Public Hearing Date for Parking Decals, as amended, for August 8,
57 2017, at 5:00 p.m. at the Palmetto Public Library, 923 6th Street West, Palmetto, Florida for the Palms of
58 Terra Ceia Bay Community Development District.

59
60 **E. Computer Improvements**

61 Mr. St. Denis presented Computer Improvements and asked Ms. Davis to give an update.

62 Discussion ensued.

63 On a MOTION by Ms. O'Connor, SECONDED by Mr. Weidner, WITH ALL IN FAVOR, the Board
64 approved moving forward with the Intechgrate Systems Proposal as presented, not to exceed \$2000, for the
65 Palms of Terra Ceia Bay Community Development District.

66
67 **F. Pier Gate Proposals**

68 Mr. St. Denis presented an update on the Pier Gate Proposals stating he had received one proposal
69 with no rendering and another has been sent.

70 Discussion ensued. Mr. St. Denis' recommendation was to get more proposals and will also get
71 answers to the Board's questions for the next meeting.

72 **SIXTH ORDER OF BUSINESS – Manager's Report**

73 Mr. St. Denis presented the Manager's Report and asked for comments or questions.

74 Discussion ensued.

75 **SEVENTH ORDER OF BUSINESS – Other Business**

76 Ms. O'Connor asked that she receive a copy of the signed Resolutions as they are passed.

77 Ms. Gard requested that the minutes be sent out in a timelier manner.

78 Mr. Smith asked what would be the charge to print out a hard copy of the new telephone directory.
79 Discussion ensued. Ms. Davis will come up for price for next meeting.
80 Mr. Smith requested that the Board Meetings be moved to the Clubhouse.

81 On a MOTION by Ms. O'Connor SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
82 approved moving the Board Meetings to the Palms of Terra Ceia Clubhouse for future meetings for the
83 Palms of Terra Ceia Bay Community Development District.
84

85 **EIGHTH ORDER OF BUSINESS – Public Comment**

86 Resident asked about the American flags left out. Ms. Gard stated they would be coming down
87 tomorrow night or Thursday morning. If one is seen down, please call her.

88 **NINTH ORDER OF BUSINESS - Adjournment**

89 On a MOTION by Ms. O'Connor SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
90 ADJOURNED the meeting for the Palms of Terra Ceia Bay Community Development District.
91

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

95
96 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
97 meeting held on 6/8/17.

98 

99 Signature

100 BRUCE J. DENIS

101 Printed Name

102 Title: Secretary Assistant Secretary

103 

104 Signature

105 BRADFORD J. SMITH

106 Printed Name

107 Title: Chairman Vice Chairman

108
109
110
111
112