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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 Thursday, April 7, 2016 at 5:00 p.m. at the Palmetto Library, 923 6th 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
Bob Schoen	Board Supervisor, Assistant Secretary
Judi O'Connor	Board Supervisor, Assistant Secretary

Also present was:

Bruce St. Denis	District Manager
Nandra Ramnarine	District Manager
Patricia Petruff	District Counsel

SECOND ORDER OF BUSINESS – Meeting Properly Advertised

Mr. Smith verified that the meeting was properly advertised.

THIRD ORDER OF BUSINESS – Audience Comments

There being none, next item followed.

FOURTH ORDER OF BUSINESS – Administrative Matters

A. Approval of Board Minutes of March 21, 2016

Mr. Smith presented the March 21, 2016 minutes and asked for comments, questions or corrections.

On a MOTION by Ms. O'Connor., SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors meeting held on March 21, 2016 for the Palms of Terra Ceia Bay Community Development District.

FIFTH ORDER OF BUSINESS – Business Matters

A. AMR Discussion

Mr. St. Denis presented the AMR and asked for comments or questions.

Ms. Petruff presented both sides of the Square Footage vs. Flat Rate Assessment Methodologies and asked for comments or questions.

Discussion ensued. The Board of Supervisors re-affirmed their commitment to moving forward with the Square Foot methodology.

B. Investment Discussion

Mr. St. Denis presented information on Investments and recommended a money market with U. S. Bank.

This item was tabled until the next meeting.

45 **C. Budget Discussion Regarding Potential Operational Changes**

46 Mr. St. Denis presented a budget discussion regarding potential operational changes and asked for
47 comments or questions.

48 Discussion ensued. Gate at pier, LED lights, front entrance landscaping, some road maintenance,
49 irrigation repair, storm water maintenance were brought up.

50 **D. Request from Supervisor Gard to Discuss Gatehouse Projects**

51 Ms. Gard requested a discussion on Gatehouse projects.

52 Discussion ensued.

53 **E. Request from Supervisor Gard re: Landscape Proposals at Boardwalk**

54 Ms. Gard presented landscape proposals for the Boardwalk at the steps.

55 Discussion ensued.

56 **SIXTH ORDER OF BUSINESS – Other Business Matters**

57 Ms. O'Connor gave an update on the gate house computer problems. After obtaining quotes from
58 Geek Squad and Bright House, she recommended the quote from Intechgrate to clean up 2 computers, back
59 up and monitoring service set up for \$250 initial cost, then \$16 per month.

60 Discussion ensued.

61 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
62 accepted the proposal from Intechgrate for \$250 initial cost and \$16 per month, for the Palms of Terra Ceia
63 Bay Community Development District.

64

65 Ms. Gard asked about the locks at the Gate House.

66 On a MOTION by Mr. Schoen, SECONDED by Ms. O'Connor, WITH Mr. Smith and Mr. Varady, Jr.
67 voting AYE and Ms. Gard voting NAY, the Board agreed that Gate House keys will only be given to the
68 Administrative Assistant, the Chairman and the District Manager for the Palms of Terra Ceia Bay
69 Community Development District.

70

71 Ms. O'Connor requested a Truck Clearance sign be posted at the Gate House entrance.

72 **SEVENTH ORDER OF BUSINESS – Public Comments**

73 Resident asked about getting a surveillance camera at the pier.

74 Resident commented on mangrove trimming.

75

76 **THE MEETING WAS RECESSED AT 6:57 P.M. TO DISCUSS NEXT POSSIBLE CONTINUED**
77 **MEETING PLACE & DATE.**

78

79 **THE MEETING RECONVENED AT 7:05 P.M.**

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81 **EIGHTH ORDER OF BUSINESS – Manager's Report**

82 There being none, next item followed.

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84 **NINTH ORDER OF BUSINESS – Board Comments**

85 There being none, next item followed.

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TENTH ORDER OF BUSINESS - Continuation

On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board continued the meeting to May 2, 2016 at 5:00 p.m. at the Palms of Terra Ceia Bay Golf Club, 2802 Terra Ceia Bay Blvd., Palmetto, Florida for the Palms of Terra Ceia Bay Community Development District.

**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 5/12/16.

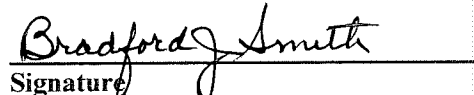


Signature

BRUCE ST. DENIS

Printed Name

Title: Secretary Assistant Secretary



Signature

BRADFORD J SMITH

Printed Name

Title: Chairman Vice Chairman