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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, September 13, 2016 at 5:01 p.m. at the Palms of Terra Ceia Bay Clubhouse, 2802 Terra Ceia Bay Blvd., 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

Also present was:

Bruce St. Denis	District Manager
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Pledge of Allegiance

SECOND ORDER OF BUSINESS – Audience Comments

There being none, next item followed.

THIRD ORDER OF BUSINESS – Business Matters

A. Consideration and Approval of the May 23, 2016 Meeting Minutes

Mr. St. Denis presented the May 23, 2016 Meeting Minutes 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 May 23, 2016 Meeting Minutes for the Palms of Terra Ceia Bay Community Development District.

B. Consideration and Approval of the August 9, 2016 Meeting Minutes

Mr. Smith presented the August 9, 2016 Meeting Minutes and asked for comments, questions or corrections.

On a MOTION by Mr. Varady, Jr., SECONDED by Ms. Gard, WITH ALL IN FAVOR, the Board approved the August 9, 2016 Meeting Minutes for the Palms of Terra Ceia Bay Community Development District.

49 **C. 2016-2017 Budget Public Hearing**

50

51 **1. Open Public Hearing**

52

53 Mr. Smith requested a motion to open the Public Hearing.

54

55 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
56 opened the Public Hearing for the Palms of Terra Ceia Bay Community Development District.

57

58 **2. Review of the 2016-2017 Budget**

59

60 Mr. St. Denis gave an overview of changes to FSLA Values by the Property Appraiser and
61 how it affects the budget. Discussion ensued.

62

63 Mr. St. Denis then gave a review of the 2016-2017 Budget.

64

65 **3. Public Comment & Testimony**

66

67 Residents commented about public access, budget responsibility, square footage valuation,
68 problems and illegal activities at pier, proposal for community financial assistant for needy residents.

69

70 **4. Close Public Hearing**

71

72 Mr. Smith requested a motion to close the Public Hearing.

73

74 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
75 closed the Public Hearing for the Palms of Terra Ceia Bay Community Development District.

76

77 **D. Discussions of Changes to FSLA Values by Property Appraiser**

78

79 On a MOTION by Ms. Gard, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board accepted
80 Option 2 – Decrease According to the Property Appraiser's Records and Adjustment to Budget for the Palms
81 of Terra Ceia Bay Community Development District.

82

83 **E. Consideration of Revised Assessment Methodology Report for Operations and
84 Maintenance (O & M)**

85

86 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
87 accepted the Revised Assessment Methodology Report for Operations and Maintenance (O & M) for the
88 Palms of Terra Ceia Bay Community Development District.

89

90 **F. Consideration of Revised Assessment Methodology Report for Capital Expenditures**

91

92 Mr. St. Denis presented the Revised Assessment Methodology Report for Capital Expenditures
93 and asked for comments or questions.

94

95

96

97

148 **FIFTH ORDER OF BUSINESS – Public Comments**

- 149
- 150 Resident asked about the gazebo.
- 151
- 152 Resident requested a link to be placed in emails from DPFG for easier navigation.
- 153
- 154 Resident commended the Board for adding the Pledge of Allegiance to the agenda.
- 155
- 156 Resident asked about keeping the gate closed.
- 157

158 **SIXTH ORDER OF BUSINESS – Adjournment**

159 On a MOTION by Ms. Gard, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board adjourned
160 the meeting for the Palms of Terra Ceia Bay Community Development District.

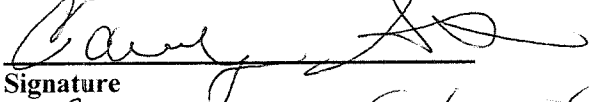
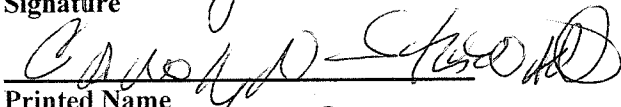
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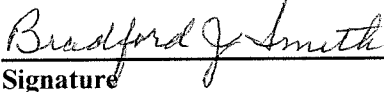
162 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
163 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
164 *including the testimony and evidence upon which such appeal is to be based.*

165

166

167 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
168 meeting held on _____.

169 
170 _____
171 Signature
172 
173 _____
174 Printed Name
175 Title: Secretary Assistant Secretary
176

169 
170 _____
171 Signature
172 BRADFORD J SMITH
173 _____
174 Printed Name
175 Title: Chairman Vice Chairman
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