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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, November 8, 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

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 – Audience Comments

There being none, next item followed.

FOURTH ORDER OF BUSINESS – Administrative Matters

A. Consideration and Approval of the September 13, 2016 Meeting Minutes

Mr. Smith presented the September 13, 2016 Meeting Minutes and asked for comments, questions or corrections.

On a MOTION by Ms. Gard, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board approved the September 13, 2016 Meeting Minutes for the Palms of Terra Ceia Bay Community Development District.

B. Consideration and Approval of the October 11, 2016 Meeting Minutes

Mr. Smith presented the October 11, 2016 Meeting Minutes and asked for comments, questions or corrections.

On a MOTION by Ms. Gard, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board approved the October 11, 2016 Meeting Minutes for the Palms of Terra Ceia Bay Community Development District

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50 **C. Approval of the September 2016 Financial Statements**

51 Mr. Smith stated that the September 2016 Financial Statements were approved at the October
52 Meeting. The October 2016 Financial Statements had been emailed to the Board and Mr. St. Denis reviewed
53 during the meeting.
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58 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. Gard, WITH ALL IN FAVOR, the Board approved
59 the October 2016 Financial Statements for the Palms of Terra Ceia Bay Community Development District
60

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

62
63 **A. Discussion Regarding Increase in Gatehouse Decal Fees**

64 Mr. Smith presented Discussion Regarding Increase in Gatehouse Decal Fees and asked for
65 comments or questions.
66

67 Discussion ensued. The Board agreed to increase the Gatehouse Decal Fees and asked District Staff
68 to investigate whether the fee could be increased incrementally in the future.
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73 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. Gard, WITH ALL IN FAVOR, the Board agreed to
74 table this item until more information is obtained by District Staff for the Palms of Terra Ceia Bay
75 Community Development District.
76

77 **B. Consideration and Approval of Resolution 2017-01 Amending Amenity Rules and**
78 **Setting a Public Hearing (under separate cover)**

79
80 *This item was tabled until more information is obtained by District Staff*

81
82 **C. Discussion and Consideration of Additional District Manager Services**

83 Mr. Smith presented Consideration of Additional District Manager Services and asked for comments
84 or questions.
85

86
87 Mr. St. Denis gave an overview of Additional District Manager Services:
88

- 89
90 1. Issues with financials.
91 2. Financials will be sent out even if no meeting is scheduled.
92 3. Final Budget will keep up with current version for comparables.
93 4. District Staff will spend 8 hours per month at Palms of Terra Ceia Bay doing inspections and
94 being available at Gatehouse for meetings with Board members and residents.
95

96 Mr. Smith requested this item be tabled until a full board is present at next meeting.
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99

151 **EIGHTH ORDER OF BUSINESS - Public Comments & Questions: Other Subjects**

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153 Mr. Smith acknowledged new audience members and gave an overview of how much the community
154
155 has been changing.

156
157 **NINTH ORDER OF BUSINESS – Manager Report**

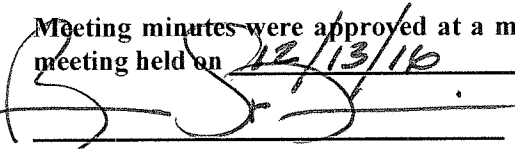
158 Mr. St. Denis gave an update on the mangrove trimming. The trimmers were on property last week
159
160 and will be out to finish up the job next week.

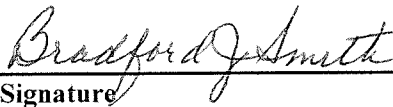
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163 **TENTH ORDER OF BUSINESS – Adjournment**

164 On a MOTION by Ms. Gard, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board adjourned
165 the meeting for the Palms of Terra Ceia Bay Community Development District.
166

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

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171
172 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
173 meeting held on 12/13/16.

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176 Signature
177 BRUCE ST. DENIS
178 Printed Name
179 Title: Secretary Assistant Secretary

175 
176 Signature
177 BRADFORD J SMITH
178 Printed Name
179 Title: Chairman Vice Chairman

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