

1
2
3
4
5
6
7
8
9

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

10 The Regular Meeting of the Board of Supervisors of the Palms of Terra Ceia Bay Community
11 Development District was held on Tuesday, March 10, 2015 at 5:00 p.m. at the Palmetto Library, 923 6th
12 Street West, Palmetto, Florida.

13
14
15
16
17
18

FIRST ORDER OF BUSINESS – Roll Call

19 Chairman Brad Smith called the meeting to order.

20 Present and constituting a quorum were:

21 Brad Smith	Board Supervisor, Chairman
22 Joe Varady	Board Supervisor, Vice Chairman
23 Bob Schoen	Board Supervisor, Assistant Secretary
24 Barbara Gard	Board Supervisor, Assistant Secretary
25 Judi O'Connor	Board Supervisor, Assistant Secretary

26 Also present were:

27 Bruce St. Denis	District Manager
--------------------	------------------

28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

SECOND ORDER OF BUSINESS- Meeting Properly Advertised

Mr. Smith verified the meeting was properly noticed.

THIRD ORDER OF BUSINESS-Approval of Minutes of February 10, 2015

Mr. Smith presented the minutes of February 10, 2015 and asked for comments or questions.

Corrections: Sandra Oram was not present.

25 On a MOTION by Mr. Varady, SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board 26 approved the minutes, as amended, of the Board of Supervisors' Regular Meeting held on February 10, 2015 27 for the Palms of Terra Ceia Bay Community Development District.

FOURTH ORDER OF BUSINESS-Financial Statement as of January 31, 2015

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

Mr. Smith stated he received a call that the cleaning people for the building has not been paid for six months. Mr. St. Denis will inquire.

33 On a MOTION by Varady, SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board accepted the 34 Unaudited Financial Statements as of January 31, 2015 for the Palms of Terra Ceia Bay Community 35 Development District.

FIFTH ORDER OF BUSINESS-Manager's Report

A. Updates

Mr. St. Denis reported that Sandra Oram is no longer with DPFPG, and that in order to best serve this District and others, an individual will be hired to spend from three to six hours per week on site for The Palms of Terra Ceia Bay District. This individual will be hired to be the primary contact for pond and landscaping vendors, as well as special projects.

1 **»Palm Tree Removal**

2 Mr. St. Denis gave an overview of the status regarding the waterfront palm trees that need to be
3 removed and requested direction from the Board on how to proceed.

4 After discussion, the Board requested that staff supply the amount of money available left in the
5 budget for this project, and directed staff to pursue acquiring permits.

6 On a MOTION by Ms. Gard, SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board tabled the
7 discussion of the palm trees until such time the amount of money available in the budget for this project is
8 brought to the Board for the Palms of Terra Ceia Bay Community Development District.

9
10 **»PTCB Website**

11 Mr. Denis presented a copy of the contract \$975 for set up and \$100 for monthly maintenance.
12 DPFPG would post public records to the website monthly. It would also include the opportunity for residents
13 to sign up to receive email blasts, knowing to do so, their email addresses become public information. After
14 discussion, the Board requested staff to present a break-down of what the \$100 per month maintenance
15 entails.

16 On a MOTION by Mr. Varady, SECONDED by Ms. Gard, WITH ALL IN FAVOR, the Board tabled the
17 discussion of the Website for next meeting for the Palms of Terra Ceia Bay Community Development
18 District.

19
20 **»Road Repair**

21 Mr. Smith reported that an invoice had been received from A-Team with incorrect amounts. He
22 stated that after inspection of the pipes, there was found an immediate need to have them cleared of silt, as
23 well as regular maintenance. After discussion, the Board would like to add pipe cleaning to budget, and to
24 review the Lombardi Report.

25 **»Camera**

26 Mr. St. Denis reported that cameras will be operational by tomorrow. After discussion, the Board
27 will look at other options to secure a camera location for outgoing plate identifications.

28 **SIXTH ORDER OF BUSINESS-Other Business Matters**

29 Ms. O'Connor reported the status of the directory. With \$975 collected for ads, the directory will
30 cost end up costing the District \$1,080 to publish 1,000 directories. She suggested that in the future, more
31 may be charged for the ads, or the District could accept sponsors. A resident was incredibly helpful in
32 preparing the graphics needed to get it published.

33 Mr. Varady reported that he has a list of 16 items for possible projects. He advised that when the
34 District decides what project to take on to keep in mind the necessity to include maintenance costs as well.

35 Mr. Smith asked Ms. Gard if she would be willing to coordinate with landscaping regarding plant
36 replacement.

37 Ms. O'Connor inquired about the planning of Christmas decorations.

1 Mr. Smith reported that District Counsel will construct a strong letter to the insurance company for
2 the damage to the fountain, lighting and irrigation repair. After discussion, the Board directed staff to
3 determine the amount of damages, replacement costs, and cleanup for the damage to the entrance so it may
4 be part of District Counsel's letter.

5 Mr. Smith stated he has been in contact with the police department, who has a new police chief, and
6 that the investigation to the damage to the entrance is on-going. He has requested the police place a speed
7 sign to be placed and more police coverage.

8 **SEVENTH ORDER OF BUSINESS-Public Comments**

9 There being none, the next item followed.

10
11 **EIGHTH ORDER OF BUSINESS-Other Subjects**

12 Mr. Smith expressed dissatisfaction in the services offered by DPF, and invited the other Board
13 members to consider other management companies to submit proposals.

14 Mr. St. Denis expressed his understanding in the Board's frustrations. He stated that upcoming staff
15 changes will include an additional six hours of on-site visits.

16 Mr. Schoen questioned payments to the Board in January, and advertisements in the approximate
17 amount of \$5,000.

18 **NINTH ORDER OR BUSINESS-Supervisor's Comments**

19 There being none, the next item followed.

20
21 **TENTH ORDER OF BUSINESS-Adjournment**

22 On a MOTION by Mr. Schoen, SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board
23 adjourned the meeting for the Palms of Terra Ceia Bay Community Development District.

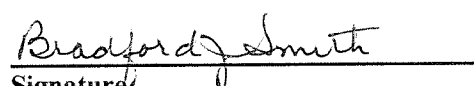
24
25 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
26 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
27 *including the testimony and evidence upon which such appeal is to be based.*

28 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
29 meeting held on 4.20.15.

30
31 
32 _____
33 Signature

34
35 
36 _____
37 Printed Name

38 Title: Secretary Assistant Secretary



Signature

BRADFORD J. SMITH

Printed Name

Title: Chairman Vice Chairman