

**MINUTES OF MEETING
PALERMO
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Palermo Community Development District was held on Thursday, January 15, 2026 at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966. It began at 10:00 a.m. and was presided over by Mr. Scott Edwards, Chairperson, and James P. Ward as Secretary.

Present:

Scott Edwards	Chairperson
Dalton Drake	Vice Chairperson
Matthew Masters	Assistant Secretary
Diana Murray	Assistant Secretary
Zane Zeidan	Assistant Secretary

Also present were:

James P. Ward	District Manager
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Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order

Mr. James Ward called the meeting to order at approximately 10:00 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

Public Comments for non-agenda items.

THIRD ORDER OF BUSINESS

Consideration of Minutes

October 16, 2025 - Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by Dalton Drake, seconded by Scott Edwards, and with all in favor, the October 16, 2025 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS**Consideration of Audited Financial Statements****Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2025**

Mr. Ward introduced Ben Steets with Grau and Associates.

Mr. Ben Steets with Grau and Associates noted the audio was lagging. He declared the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP). He indicated the Opinion Letter was on pages 1 and 2. He stated pages 3-6 were the Management's Discussion and Analysis providing a summary overview of the year's financial activity. He reported pages 7-12 were basic financial statements including government wide financial statements, fund level financial statements, the fund level balance sheet, and the fund level income statement. He stated pages 13-21 were the notes to the financial statements. He reported notes 1 through 4 were standard for government entities in Florida; note 5 was interfund transfers; note 6 was capital assets (infrastructure improvements); note 7 discussed long term liabilities (bonds and developer advances); and the remaining notes were standard. He indicated page 22 was the comparison of the general fund activity for the year to the budget; page 24 contained data elements required by the State of Florida; pages 25-26 contained the auditor's report on internal controls; page 27 was the Florida Statute dealing with investments; and pages 28-29 contained the Management Letter. He stated there were no instances of noncompliance with Florida Statutes and there were no findings. He concluded the District was in compliance and Grau issued a clean opinion.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, the Audited Financial Statements for Fiscal Year ending September 30, 2025 were accepted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-2****Consideration of Resolution 2026-2, a Resolution of the Board of Supervisors of the Palermo Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for Thursday, April 16, 2026, at 8:30 A.M. at the offices Lennar Homes, 10461 Six Mile Cypress Highway, Fort Myers, Florida 33966**

Mr. Ward discussed Resolution 2026-2; however, the audio was going in and out, so much of his explanation was (indecipherable). He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Dalton Drake, seconded by Diana Murray, and with all in favor, Resolution 2026-2 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of an agreement between the Palermo Community Development District and the Crane Landing Homeowners Association for the operation, maintenance, and repair the public improvements owned by the District

Mr. Ward discussed the Agreement, but his discussion was mostly (indecipherable). He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, the agreement was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic noted the audio was glitching. He reported the ethics training requirement continued this year and he would keep the Board updated on any state law changes which might impact the CDD.

II. District Engineer

No report.

III. District Manager

a) Important Meeting Dates for Fiscal Year 2026:

- **Thursday, April 16, 2026- Public Hearing: Proposed Budget for FY 2027**

b) Financial Statements for period ending October 31, 2025 (unaudited)

c) Financial Statements for period ending November 30, 2025 (unaudited)

d) Financial Statements for period ending December 31, 2025 (unaudited)

No report.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any Supervisor's requests; there were none.

NINTH ORDER OF BUSINESS

Public Comments

Mr. Ward noted there were no members of the public present.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 10:08 a.m.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, the Meeting was adjourned.

Palermo Community Development District

Signature: *James Ward*
James Ward (May 13, 2026 15:34:45 EDT)
Email: wardj@pfm.com
James P. Ward, Secretary

Signature: *Scott Edwards*
Scott Edwards (May 12, 2026 14:36:10 EDT)
Email: scott.edwards@lennar.com
Scott Edwards, Chairperson