

**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, April 16, 2026 at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966. It began at 8:30 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
Diana Murray	Assistant Secretary

**Absent:**

Zane Zeidan	Assistant Secretary
Matthew Masters	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Counsel

**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. Ward called the meeting to order at approximately 8:30 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Zeidan and Supervisor Masters, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of Advertisement of Public Hearing and Regular Meeting**

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

**January 15, 2026 - 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 Diana Murray, and with all in favor, the January 15, 2026 Regular Meeting Minutes were approved.**

**FOURTH ORDER OF BUSINESS**

**FISCAL YEAR 2027 BUDGET**

Mr. Ward noted the first public hearing was for adoption of the budget itself; the second public hearing was for imposition of the assessment rate.

**I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget; there were none. There were no members of the public present in person. He called for a motion to close the public hearing.

**On MOTION made by Scott Edwards, seconded by Diana Murray, and with all in favor, the Public Hearing was closed.**

**II. Board Comment**

Mr. Ward asked if there were any Board questions; there were none.

**III. Consideration of Resolution 2026-3, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027**

Mr. Ward called for a motion to approve the budget beginning October 1, 2026 and ending on September 30, 2027.

**On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.**

**b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE**

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

**I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Scott Edwards, seconded by Diana Murray, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions; there were none. There were no members of the public present in person. He called for a motion to close the public hearing.

**On MOTION made by Scott Edwards, seconded by Diana Murray, and with all in favor, the Public Hearing was closed.**

**II. Board Comment**

Mr. Ward noted Resolution 2026-4 set the assessment rate for the general fund and adopted an assessment roll. He asked if there were any questions; there were none.

**III. Consideration of Resolution 2026-4, a resolution of the Board of Supervisors imposing special assessments, and certifying an assessment roll**

Mr. Ward called for a motion.

**On MOTION made by Scott Edwards, seconded by Diana Murray, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-5**

**Consideration of Resolution 2026-5, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027**

Mr. Ward noted the meeting dates would be the third Thursday of each month at 10:00 a.m. at the offices of Lennar Homes. He noted the Resolution did not bind the Board to the use of these dates; it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions.

**On MOTION made by Dalton Drake, seconded by Diana Murray, and with all in favor, Resolution 2026-5 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2026-6****Consideration of Resolution 2026-6, a Resolution of the Board of Supervisors of Palermo Community Development District Implementing Section 190.006(3), Florida Statutes, and Requesting the Lee County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Mr. Ward discussed Resolution 2026-6: *there is a requirement in Section 190.006(3) that we adopt a resolution that permits the Lee County Supervisor of Elections to conduct your general elections. We will be transitioning two of the seats this year to qualified electors: Dalton Drake and Scott Edwards. The way the statute works is the qualifying period is June 8 through June 12 of this year. Anyone who is residing within the community, a resident of the State of Florida and a registered voter here in Lee County can qualify for those two seats, and then they will go to general election in November. To the extent that no one qualifies for the two seats, then in November after the election period, the Board can appoint two qualified electors to fill the seats.* He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Scott Edwards, seconded by Diana Murray, and with all in favor, Resolution 2026-6 was adopted, and the Chair was authorized to sign.**

**SEVENTH ORDER OF BUSINESS****Staff Reports****I. District Attorney**

Mr. Greg Urbancic reported one bill passed in legislative session which changed the limited waiver of sovereign immunity caps from \$200,000 dollars and \$300,000 dollars to \$350,000 dollars and \$500,000 dollars, so there might be a small increase in insurance over time.

**II. District Engineer**

No report.

**III. District Manager****a) Important Meeting Dates for Fiscal Year 2026:**

- **Candidate Qualifying Period: June 8, 2026 - June 12, 2026, (Seats 3 and 4)**

**b) Financial Statements for period ending January 31, 2026 (unaudited)**

**c) Financial Statements for period ending February 28, 2026 (unaudited)**

**d) Financial Statements for period ending March 31, 2026 (unaudited)**

Mr. Ward stated his firm has been sold to PFM Financial Management and Advisory Services. He indicated he was staying with PFM and would continue on as the Palermo District Manager. He stated he would transfer his agreements to PFM over the next few months, but there would be no changes in services, no changes to his team, and no changes in fees.

**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 8:40 a.m.

**On MOTION made by Dalton Drake, seconded by Diana Murray, and with all in favor, the Meeting was adjourned.**

Palermo Community Development District

**Signature:** James Ward  
James Ward (Jun 24, 2026 11:19:39 EDT)

**Email:** wardj@pfm.com

James P. Ward, Secretary

**Signature:** Scott Edwards  
Scott Edwards (Jun 24, 2026 10:41:14 EDT)

**Email:** scott.edwards@lennar.com

Scott Edwards, Chairperson










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Final Audit Report

2026-06-24

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