

**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, June 18, 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
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 8:32 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Resolution 2026-7

Consideration of Resolution 2026-7, a Resolution of the Board of the Supervisors declaring a vacancy in Seat (1) on the Board of Supervisors recognizing the untimely Death of its esteemed Member and Assistant Secretary, Zane Zeidan, on Wednesday, May 27, 2026; declaring a vacancy in Seat (1) on the Board of Supervisors; Appointing an Individual to Fill the Vacancy in Seat (1) on the Board of Supervisors Pursuant to Section 190.006(4) Florida Statutes; Providing for Severability, Conflicts and an Effective Date

- a) Appointment of individual to fill Seat (1)**
- b) Oath of Office**
- c) Guide to the Sunshine Law and Code of Ethics for Public Employees**
- d) Sample of E-filed Form 1 - Statement of Financial Interests**

Mr. Ward stated Mr. Zane Zeidan tragically passed away from a golfcart accident recently. He stated Resolution 2026-7 recognized the vacancy. He noted State Statute indicated the Board should appoint an individual to fill the vacancy by motion and second. He asked who the Board would like to appoint.

The Board chose to appoint Bradley Euster.

On MOTION made by Diana Murray, seconded by Dalton Drake, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

Mr. Ward indicated he would swear Mr. Euster into office before or during the next meeting.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-8

Consideration of Resolution 2026-8, a Resolution of the Board of Supervisors Re-Designating the Officers of the Palermo Development District

Mr. Ward asked the Board how it wished to designate the Officers of the Board. He recommended adding Mr. Buster as an Assistant Secretary.

The Board chose to appoint Scott Edwards as Chairperson, Dalton Drake as Vice Chairperson, the remaining Board Members as Assistant Secretaries and Mr. Ward as Secretary and Treasurer.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Minutes

April 16, 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 April 16, 2026 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-9****Consideration of Resolution 2026-9, a Resolution of the Board of Supervisors Approving the Agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; Authorizing the Chairperson to Execute the Agreements; Providing General Authorization; and Addressing Conflicts, Severability, and an Effective Date**

Mr. Ward stated he sold his firm to PFM Management Services LLC and PFM Financial Advisors LLC. He noted he would remain with PFM for a year or so before he transitioned out. He explained Resolution 2026-9 transferred the JPWard and Associates LLC agreement over to PFM. He explained PFM separated his single agreement into two agreements, one with PFM Management Services and one with PFM Financial Advisors; however, the scope of services and fee structures remained the same. He noted the District Attorney reviewed the agreements. He asked if there were any questions; hearing none, he called for a motion.

Mr. Greg Urbancic stated he reviewed the agreements and made some adjustments which were approved by PFM Services.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-10****Consideration of Resolution 2026-10, a Resolution of the Board of Supervisors Establishing Policies and Procedures Relating to the Review of Requests for Fence Encroachments into Drainage Easements Dedicated to the District; and Providing for Severability, Conflicts and an Effective Date**

Mr. Ward: We recently had a request from a resident for a fence encroachment into an easement, and we don't have a policy in place to permit that to happen. This is a normal thing which happens within CDDs. The resolution that I have in front of you today provides a procedure which your team will use in order to allow fence encroachments to occur within the District. The form of the policies and procedures that have been established are essentially the same as what I use in other CDDs. We are processing the one resident who has requested the fence encroachment agreement. It basically says you can put your fence in there, but if we have to remove it, we will remove it. And we limit the fencing to a regular fencing material, not a brick wall.

Mr. Edwards asked why this was not an HOA issue.

Mr. Ward: We only get involved if the resident wants to put the fence in an area, an easement area, or property that we own. Usually, it's properties that are on lake banks or side lots where there's a drainage easement. I think this resident is doing the fence on the back side and has a ten foot easement inside of his lot line, so for purposes of that we are doing a fence encroachment agreement with him.

Mr. Edwards asked if the agreement included the ability to take the fence down if it were necessary.

Mr. Ward responded in the affirmative. He explained the agreement allowed the CDD to take the fence down if it needed to; fence removal and fence replacement would be at the resident's cost.

On MOTION made by Scott Edwards, seconded by Diana Murray, and with all in favor, Resolution 2026-10 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- a) Supervisor of Elections Qualified Elector Report dated April 15, 2026**
- b) Important Meeting Dates for Fiscal Year 2026:**
 - June/July - Look for Commission on Ethics Email (Form 1 Financial Disclosure)**
 - NEXT MEETING: Thursday, July 16, 2026 - Regular Meeting**
- c) Financial Statements for period ending April 30, 2026 (unaudited)**
- d) Financial Statements for period ending May 31, 2026 (unaudited)**

Mr. Ward stated the Supervisor of Elections reported there were 896 qualified electors in the District as of April 15, 2026. He noted the CDD was already in the process of transitioning from a landowner board to qualified elector board. He reminded the Board to file Form 1 by July 1, 2026 and to check the ethics training completion box. He stated he would send out new ethics training courses in the next couple of months; it was required to be completed annually.

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 8:42 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 (Oct 5, 2026 13:05:12 EDT)

Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Scott Edwards
Scott Edwards (Oct 2, 2026 16:22:43 EDT)

Email: scott.edwards@lennar.com
Scott Edwards, Chairperson

PAL - Minutes 06 18 2026 - PDF for Signatures

Final Audit Report

2026-10-05

Created:	2026-10-02
By:	Anastasya Beauchamps (beauchampsa@pfm.com)
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-  Document created by Anastasya Beauchamps (beauchampsa@pfm.com)
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-  Document emailed to scott.edwards@lennar.com for signature
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-  Document emailed to James Ward (wardj@pfm.com) for signature
2026-10-02 - 6:56:20 PM GMT
-  Email viewed by scott.edwards@lennar.com
2026-10-02 - 7:00:17 PM GMT
-  Signer scott.edwards@lennar.com entered name at signing as Scott Edwards
2026-10-02 - 8:22:41 PM GMT
-  Document e-signed by Scott Edwards (scott.edwards@lennar.com)
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