

**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, October 16, 2025 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

Consideration of Minutes

June 19, 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 Diana Murray, and with all in favor, the June 19, 2025 Regular Meeting Minutes were approved.
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THIRD ORDER OF BUSINESS**Consideration of Resolution 2026-1**

Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors of the Palermo Community Development District, adopting the Alternative Investment Guidelines for Investing Public Funds in excess of amount needed to meet current operating expenses, in accordance with Section 218.415(17), Florida Statutes; providing for severability and invalid provisions; providing for conflict and providing for an effective date

Mr. Ward stated Resolution 2026-1 adopted the alternative investment guidelines pursuant to Section 218.415(17) of Florida State Statutes. He explained statute required the District to have alternative investment guidelines in place for operating funds. He noted the CDD did not have much in the way of operating funds, so it did not do a lot of investment, but it was important to have these guidelines in place in case it ever was able to invest. He noted these guidelines did not affect the bond funds. 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 2026-1 was adopted, and the Chair was authorized to sign.

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

No report.

II. District Engineer

No report.

III. District Manager

- a) Financial Statements for period ending July 31, 2025 (unaudited)**
- b) Financial Statements for period ending August 31, 2025 (unaudited)**
- c) Financial Statements for period ending September 30, 2025 (unaudited)**

Mr. Ward reminded the Board to complete the ethics training requirement before the end of the calendar year.

FIFTH ORDER OF BUSINESS**Supervisor's Requests**

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

SIXTH ORDER OF BUSINESS

Public Comments

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

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 10:02 a.m.

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

Palermo Community Development District

James P. Ward

James P. Ward, Secretary

Scott Edwards

Scott Edwards (Jan 16, 2026 15:02:24 EST)

Scott Edwards, Chairperson

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Final Audit Report

2026-01-19

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