

JPWard and Associates, LLC

**PALERMO
COMMUNITY DEVELOPMENT DISTRICT**

BOARD OF SUPERVISOR'S MEETING

AGENDA

June 19, 2020



James P. Ward
District Manager
2900 NE 12th Terrace, Suite 1
Oakland Park, FL 33334

Phone: 954-658-4900
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JimWard@JPWardAssociates.com



**Prepared by:
JPWard and Associates, LLC
TOTAL Commitment to Excellence**

PALERMO COMMUNITY DEVELOPMENT DISTRICT

June 12, 2020

Board of Supervisors
Palermo Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Palermo Community Development District will be held on **Friday, June 19, 2020 at 8:30 A.M.**, at the offices of **Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Ft. Myers, Florida 33966.**

With the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112 and 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020 and May 8, 2020, respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting will be held utilizing communication media technology due to the current COVID-19 public health emergency.

This meeting can be accessed through the Web address below.

Event address for attendees:

<https://districts.webex.com/districts/onstage/g.php?MTID=e3e6479c13b653dff0350f1f3d5bdb17d>

Access Code: 129 735 7211

Event password: palermo1

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code 129 735 7211 to join the meeting.

The link to the meeting will also be posted on the District's web site: www.Palermocdd.org.


www.Palermocdd.org

James P. Ward
District Manager

2900 NORTHEAST 12TH TERRACE, SUITE 1
OAKLAND PARK, FL 33334
PHONE (954) 658-4900
E-MAIL JimWard@JPWardAssociates.com

The agenda is as follows:

1. Call to Order & Roll Call.
2. Consideration of setting **Friday, October 16, 2020 at 8:30 A.M.** at the offices of **Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966** as the date time and location for Landowner's Meetings.
3. Staff Reports
 - I. Attorney
 - II. Engineer
 - III. Manager
 - a) Registered Voter Report dated April 15, 2020
4. Audience Comments and Supervisor's Requests
5. Adjournment

The Second order of business is consideration of the date, time, and location of the Landowner's election.

The election must be at least ninety (90) days from the date that the landowner's meeting is announced and set at a regular meeting of the Board of Supervisor's and that the official ballot, proxy and instructions are provided at the meeting. The forms of these documents are included.

At this election, Seats 1, 2, 3, 4 and 5 will be up for election. At the election, the two individuals receiving the highest number of votes, will serve terms which will expire in November, 2024 and the individuals receiving the lesser number of votes will serve a term which will expire in November, 2022.

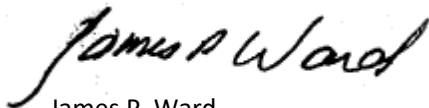
The following is the proposed date, time, and location of the landowner's meeting.

Date: Friday, October 16, 2020
Time: 8:30 A.M.
Location: Lennar Homes
10481 Six Mile Cypress Parkway
Ft. Myers, Florida 33966.

The remainder of the Agenda is standard in nature, and in the meantime, if you have any questions or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

Palermo Community Development District



James P. Ward
District Manager

J.P. WARD AND ASSOCIATES, LLC.

2900 N.E. 12th TER – STE #1
OAKLAND PARK FL 33334

Lee County – Community Development Districts
FLORIDA

04/15/2020

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2020
Miromar Lakes	1,111
Palermo	0
Esplanade Lake Club	0
Timber Creek Southwest	0

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

Send to: James P. Ward jimward@jpwardassociates.com Phone: 954-658-4900

Cc: Cori Dissinger coridissinger@jpwardassociates.com Phone: 954-401-4449

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
THE PALERMO COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

Date: October 16, 2020

Time: 8:30 A.M.

Location: Office of Lennar Homes
10481 Six Mile Cypress Parkway
Ft. Myers, Florida 33966

Pursuant to Chapter 190, Florida Statutes, after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the district. The following instructions on how all landowners may participate in the election is intended to comply with Section 190.006(2)(b), Florida Statutes, as amended by Chapter 2004-353, Laws of Florida.

A landowner may vote in person at the Landowner's Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (five (5) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. **Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the Landowners' Meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidates receiving votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

OFFICIAL BALLOT

**PALERMO COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS MEETING – OCTOBER 16, 2020**

For Election (5 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the remaining candidates shall receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that the undersigned is executing this Official Ballot in his or her individual capacity as landowner, or in his or her capacity as an authorized representative of the entity named below as landowner, (hereinafter, "Landowner") and that Landowner is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Palermo Community Development District and described as follows:

<u>Property Description</u>	<u>Acreage</u>

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this ballot is: _____

I, _____, in my individual capacity as Landowner; or in my capacity as an authorized representative of Landowner, an entity; or as the proxy holder pursuant to the Landowners Proxy attached hereto, do cast my votes as follows:

	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

LANDOWNER PROXY

**PALERMO COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS MEETING – OCTOBER 16, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby constitutes and appoints:

Proxy holder

For and on behalf of the undersigned to vote as proxy at the meeting of the Landowners of the Palermo Community Development District to be held at the offices of **Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Ft. Myers, Florida 33966 on Friday, October 16, 2020 at 8:30 A.M.**; said meeting published in a newspaper in Lee County; and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may come before said meeting including, but not limited to, the election of members of the Board of Supervisors and may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting. Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in force from the date hereof until the conclusion of the landowners meeting and any adjournment or adjournments thereof, but may be revoked at any time by notice thereof, in writing, filed with the Secretary of the Palermo Community Development District.

Signature

Print Name

Date

Property Description **Acreage**

SEE ATTACHED EXHIBIT 1

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this proxy is: _____

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).