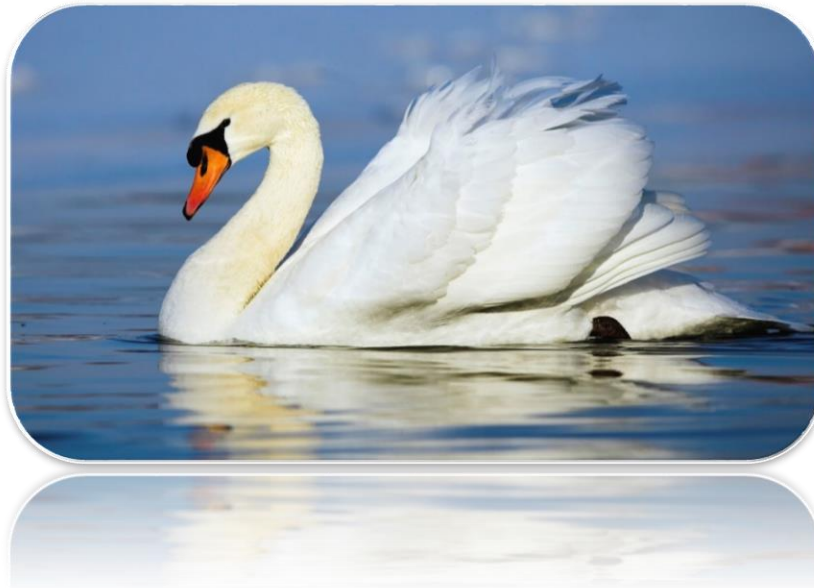


PALERMO COMMUNITY DEVELOPMENT DISTRICT



AGENDA

MARCH 18, 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

PALERMO COMMUNITY DEVELOPMENT DISTRICT

March 11, 2022

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, March 18, 2022, at 8:30 A.M.** at the offices of **Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

WebEx link and telephone number:

<https://districts.webex.com/districts/j.php?MTID=m6d8969a5874a4367e89dd96bce45e780>

Access Code: **2335 541 6656**, Event password: **Egret**

Phone: **408-418-9388** and enter the access code **2335 541 6656**.

Agenda

1. Call to Order & Roll Call.
 2. Consideration of Minutes:
 - I. February 18, 2022 – Regular Meeting.
 3. Consideration of **Resolution 2022-7**, a resolution of the Board of Supervisors of Palermo Community Development District amending the date of the Public Hearing on the Fiscal Year 2023 Proposed Budget.
 4. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - a) Stormwater Reporting update.
 - III. District Manager.
 - a) Financial Statement for period ending February 28, 2022 (unaudited).
 5. Supervisor's Requests and Audience Comments.
 6. Adjournment.
-

The first order of business is the Call to Order & Roll Call.

The second order of business is consideration of the minutes from the February 18, 2022, Regular Meeting.

The third order of business is the consideration of **Resolution 2022-7**, a resolution of the Board of Supervisors of Palermo Community Development District approving and amending the date of the Public Hearing on the Fiscal Year 2023 Proposed Budget. Previously, the date of the Public Hearing on the Fiscal Year 2023 Proposed Budget was set for April 15, 2022. Due to a scheduling conflict, that date should be changed to Friday, June 17, 2022.

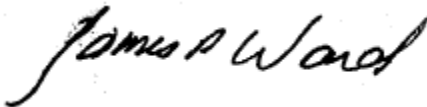
The fourth order of business are staff reports by the District Attorney, District Engineer, and District Manager.

The fifth order of business is the consideration of Supervisor's Requests and Audience Comments.

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely yours,

Palermo Community Development District



James P. Ward
District Manager

The Fiscal Year 2022 schedule is as follows:

February 18, 2022	March 18, 2022
April 15, 2022	May 19, 2022
June 17, 2022	July 22, 2022
August 19, 2022	September 16, 2022

1
2
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**MINUTES OF MEETING
PALERMO
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Palermo Community Development District was
11 held on Friday, February 18, 2022, at 8:30 a.m., at the offices of Lennar Homes, LLC, 10481 Six Mile
12 Cypress Parkway, Ft. Myers, Florida 33966.

13
14
15
16
17

Present:

18 Dalton Drake	Vice Chairperson
19 Russell Smith	Assistant Secretary
20 Austin Borsos	Assistant Secretary

21
22
23

Absent:

24 Scott Edwards	Chairperson
25 Barry Ernst	Assistant Secretary

26
27
28

Also present were:

29 James P. Ward	District Manager
30 Greg Urbancic	District Attorney

31
32

Audience:

33 All resident's names were not included with the minutes. If a resident did not identify
34 themselves or the audio file did not pick up the name, the name was not recorded in these
35 minutes.

36
37
38
39
40

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS
WERE TRANSCRIBED IN *ITALICS*.**

41
42
43

FIRST ORDER OF BUSINESS

Call to Order

44 District Manager James P. Ward called the meeting to order at approximately 8:34 a.m. He indicated all
45 Members of the Board were present at roll call, constituting a quorum.

46
47

SECOND ORDER OF BUSINESS

Consideration of Minutes

I. November 19, 2021 – Landowners Meeting

II. November 19, 2021 – Regular Meeting

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

On MOTION made by Mr. Dalton Drake, seconded by Mr. Russell Smith, and with all in favor, the November 19, 2021 – Landowners Meeting Minutes were approved.

48 **On MOTION made by Mr. Dalton Drake, seconded by Mr. Russell**
49 **Smith, and with all in favor, the November 19, 2021 – Regular Meeting**
50 **Minutes were approved.**

51
52 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2022-6

53
54 **Consideration of Resolution 2022-6, a Resolution of the Board of Supervisors of Palermo Community**
55 **Development District approving a proposed partial Fiscal Year 2023 Budget and setting the Public**
56 **Hearing to be held on April 15, 2022, at 8:30 A.M. at the offices of Lennar Homes LLC, 10481 Six Mile**
57 **Cypress Parkway, Fort Myers, Florida 33966**

58
59 *Mr. Ward: Resolution 2022-6 approves your proposed budget for fiscal year 2023 and sets your public*
60 *hearing. The public hearing is scheduled for April 15, 2022 at 8:30 a.m. at the Offices of Lennar Homes.*
61 *The budget is basically the same as what it was in the prior year. It does not contemplate an assessment*
62 *to residents. It's just a contribution from Lennar. He asked if there were any questions; hearing none,*
63 *he called for a motion.*

64
65 **On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton**
66 **Drake, and with all in favor, Resolution 2022-6 was adopted, and the**
67 **Chair was authorized to sign.**

68
69 **FOURTH ORDER OF BUSINESS**

Staff Reports

70
71 **I. District Attorney**

72
73 *Mr. Greg Urbancic: Legislative Session is in full swing. There are two bills we are kind of watching.*
74 *One would allow us to have virtual meetings in declarations of a state of emergency which could be*
75 *helpful. We will see if that actually goes through. The law might be catching up with technology.*
76 *The other one is again they are making a run at changing the limited waiver of sovereign immunity.*
77 *Currently CDDs are \$200,000 dollars per occurrence and \$300,000 in the aggregate. They want to*
78 *raise it to \$1 million and add an inflation kicker, so it would be a significant jump in our potential*
79 *exposure, but it made a run the last five years and it's failed every time, so we will see. I will let you*
80 *know if those come through.*

81
82 Discussion ensued regarding the inflation kicker.

83
84 **II. District Engineer**

85
86 **a) State Law Requirements for new Stormwater Reporting**

87
88 *Mr. Ward: This requires us to report long term renewal, replacement, and operating costs for our*
89 *stormwater system to the extent that we have it. It's due by June 30 of this year and every 5 years*
90 *thereafter, so the engineer will begin working on that for us.*

91
92 **III. District Manager**

93
94 **a) Financial Statement for period ending November 30, 2021 (unaudited)**

- 95 **b) Financial Statement for period ending December 31, 2021 (unaudited)**
- 96 **c) Financial Statement for period ending January 31,2021 (unaudited)**

97
98 No report.

100 **FIFTH ORDER OF BUSINESS** **Supervisor’s Requests and Audience Comments**

101
102 Mr. Ward asked if there were any Supervisor’s requests; there were none. He asked if there were any
103 audience comments from audience members present in person, or via audio/video; there were none.

104
105 **SIXTH ORDER OF BUSINESS** **Adjournment**

106
107 Mr. Ward adjourned the meeting at approximately 8:40 a.m.

108
109 **On MOTION made by Mr. Dalton Drake, seconded by Mr. Russell**
110 **Smith, and with all in favor, the Meeting was adjourned.**

111
112 **ATTEST:** **Palermo Community Development District**

113
114
115 _____
116 **James P. Ward, Secretary**

_____ **Scott Edwards, Chairperson**

RESOLUTION 2022-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PALERMO COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DATE OF THE PUBLIC HEARING ON THE FISCAL YEAR 2023 PROPOSED BUDGET; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board has previously set the date of the Public Hearing on the Proposed Budget for Fiscal Year 2023 was set for Friday, April 15, 2022; and

WHEREAS, the Board desires to change the date of the Public Hearing on the Proposed Budget for Fiscal Year 2023 to Friday, June 17, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PALERMO COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. REVISED PUBLIC HEARING DATE, TIME, AND LOCATION. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Friday, June 17, 2022
HOUR: 8:30 A.M.
LOCATION: Lennar Homes
10481 Six Mile Cypress Parkway
Fort Myers, Florida 33966

SECTION 3. NOTICE OF PUBLIC HEARING. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 4. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 5. CONFLICT. That all Sections or parts of Sections of any resolutions, agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

RESOLUTION 2022-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PALERMO COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DATE OF THE PUBLIC HEARING ON THE FISCAL YEAR 2023 PROPOSED BUDGET; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 6. EFFECTIVE DATE. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 18th day of March 2022.

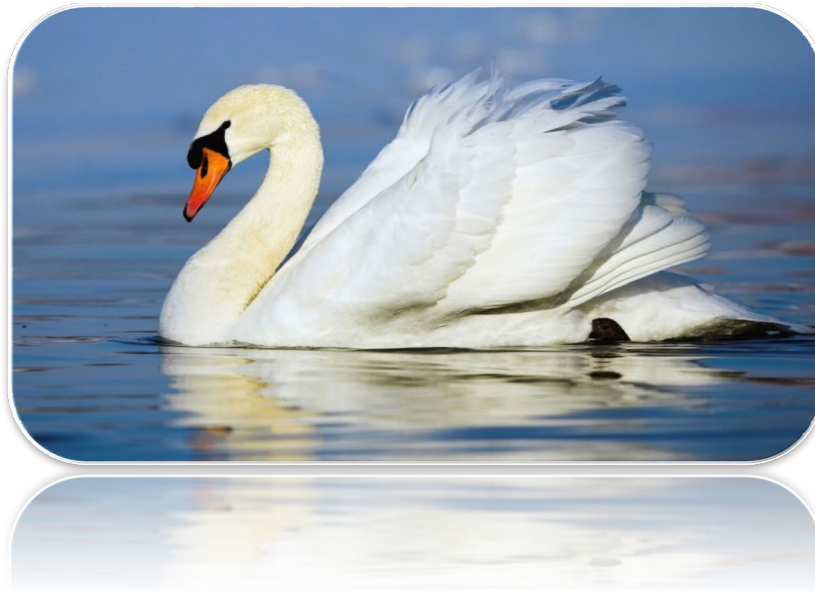
ATTEST:

**PALERMO COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairperson

PALERMO COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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JPWard and Associates, LLC

Community Development District Advisors

Palermo Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Palermo Community Development District
Balance Sheet
for the Period Ending February 28, 2022**

	Governmental Funds			Totals (Memorandum Only)
	General Fund	Account Groups		
		General Long Term Debt	General Fixed Assets	
Assets				
Cash and Investments				
General Fund - Invested Cash	\$ 9,475	\$ -	\$ -	\$ 9,475
Debt Service Fund				
Interest Account			-	\$ -
Sinking Account			-	\$ -
Reserve Account				\$ -
Revenue Account			-	\$ -
Capitalized Interest			-	\$ -
Prepayment Account			-	\$ -
Construction Account				\$ -
Cost of Issuance Account				\$ -
Due from Other Funds				
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
Accounts Receivable	-	-	-	-
Assessments Receivable	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-
Amount to be Provided by Debt Service Funds	-	-	-	-
Total Assets	\$ 9,475	\$ -	\$ -	\$ 9,475

**Palermo Community Development District
Balance Sheet
for the Period Ending February 28, 2022**

	Governmental Funds			Totals (Memorandum Only)
	General Fund	Account Groups		
		General Long Term Debt	General Fixed Assets	
Liabilities				
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent				
Due to Other Funds	-			-
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
Due to Developer				-
Bonds Payable				
Current Portion		-	-	
Long Term			-	
Unamortized Prem/Discount on Bds Pyb		-		-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Equity and Other Credits				
Investment in General Fixed Assets	-	-	-	-
Fund Balance				
Restricted				
Beginning: October 1, 2021 (Unaudited)	-	-	-	-
Results from Current Operations	-	-	-	-
Unassigned				
Beginning: October 1, 2021 (Unaudited)	16,151	-	-	16,151
Results from Current Operations	(6,675)	-	-	(6,675)
Total Fund Equity and Other Credits	<u>\$ 9,475</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,475</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 9,475</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,475</u>

Palermo Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest								
Interest - General Checking	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Developer Contribution	23,975	-	-	-	-	23,975	95,900	25%
Total Revenue and Other Sources:	\$ 23,975	\$ -	\$ -	\$ -	\$ -	\$ 23,975	\$ 95,900	N/A
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	-	-	-	-	-	-	-	N/A
Executive								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	N/A
Financial and Administrative								
Audit Services	-	-	-	-	-	-	-	N/A
Accounting Services	3,200	-	800	1,333	1,333	6,667	16,000	N/A
Assessment Roll Preparation	-	-	-	-	-	-	5,000	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	N/A
Other Contractual Services								
Legal Advertising	268	-	480	-	-	748	5,000	N/A
Trustee Services	-	-	-	-	-	-	7,500	N/A
Dissemination Agent Services	-	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	24	24	22	23	23	116	400	N/A
Travel and Per Diem	-	-	-	-	-	-	-	N/A

**Palermo Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services								
Postage, Freight & Messenger	-	-	-	-	-	-	50	N/A
Rentals and Leases								
Miscellaneous Equipment	-	-	-	-	-	-	-	N/A
Website Services	-	-	-	-	-	-	1,200	N/A
Insurance	5,000	-	-	-	-	5,000	5,500	N/A
Printing & Binding	-	-	-	-	-	-	250	N/A
Subscription & Memberships	175	-	-	-	-	175	-	N/A
Legal Services								
Legal - General Counsel	-	-	1,278	-	-	1,278	10,000	N/A
Other General Government Services								
Engineering Services	-	-	-	-	-	-	5,000	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	N/A
Sub-Total:	12,000	3,357	5,914	4,690	4,690	30,650	95,900	N/A
Total Expenditures and Other Uses:	\$ 12,000	\$ 3,357	\$ 5,914	\$ 4,690	\$ 4,690	\$ 30,650	\$ 95,900	N/A
Net Increase/ (Decrease) in Fund Balance	11,975	(3,357)	(5,914)	(4,690)	(4,690)	(6,675)	-	
Fund Balance - Beginning	16,151	28,126	24,769	18,855	14,165	16,151	-	
Fund Balance - Ending	\$ 28,126	\$ 24,769	\$ 18,855	\$ 14,165	\$ 9,475	9,475	\$ -	