

**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, February 20, 2025 at 9:00 a.m. at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

Present:

Scott Edwards	Chairperson
Dalton Drake	Vice Chairperson
Zane Zeidan	Assistant Secretary

Absent:

Ashley Kingston	Assistant Secretary
Barry Ernst	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Ben Steets	Grau & Associates

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. James Ward called the meeting to order at approximately 9:00 a.m. He conducted roll call; all Members of the Board were present, with the exception of Ashley Kingston and Barry Ernst, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Resolution 2025-4

Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors appointing qualified electors to fill the vacancies in Seat two (2) and Seat five (5) on the Board of Supervisors pursuant to Section 190.006(3)(b) Florida Statutes. If the Board appoints individuals to fill the seats, the following items will also be considered for the newly appointed members.

- I. **Administration of the Oath of Office.**
- II. **Guide to the Sunshine Amendment and Code of Ethics for Public Employees.**
- III. **Sample of E-filed Form 1 – Statement of Financial Interests (2024 Changes to the Law and filing requirements).**

Mr. Ward noted that no one qualified for Seat Two (2) and Seat Five (5). He explained that if they are able to find someone to fill the two seats, they will be appointed to their respective seats.

Chairperson Edwards stated that he may know some potential candidates.

Mr. Ward explained that this item will be carried over to the next meeting and they will continue to find someone to fill the seats.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-5

Consideration of Resolution 2025-5, a Resolution Re-Designating the Officers of the Palermo Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes

- I. November 21, 2024 - Landowners Meeting
- II. November 21, 2024 - Regular Meeting

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 Scott Edwards, and with all in favor, the Landowners Meeting and Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS

Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year 2024

Mr. Ward stated that Mr. Ben Steets with Grau & Associates was present on the phone. He asked him to explain the audit.

Mr. Ben Steets stated that their opinion of the audited financial statements is "clean," which means they are fairly stated. He noted that Pages 3-6 of the report shows the management's discussion and analysis and explained that it provides an overview of yearly activity. Pages 7-12 shows the financial statements of the District. Page 9 is the balance sheet. Page 11 is the statement of revenues, expenditures, and changes in fund balances. He mentioned this is the income statement for fund-level financial statements. Pages 13-21 are the notes to the financial statements. He stated that the notes include the capital assets, which are the infrastructure improvements that the District owns, and bonds payable. He

explained that Page 22 is a comparison to the general fund yearly activity to the budget. Page 24 is data elements that are required to be reported to the State of Florida. Pages 25-27 includes the reports to the State of Florida regarding the District's compliance within Florida Statutes and Internal Controls. He explained that everything is in compliance and everything is above board. Pages 28-29 is a report to management. He explained that any findings or recommendations would be on Page 29; there were no findings.

Mr. Ben Steets asked if there were any questions about the reports; there were none.

Mr. Ward asked if there were any questions from the Board; hearing none, he called for a motion.

On MOTION made by Dalton Drake, seconded by Scott Edwards, and with all in favor, the Audited Financial Statements for Fiscal Year 2024 were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic noted that nothing has changed on course offerings other than a few new paid courses appearing. He noted that an update will be given on anything that may affect them and he will periodically look at the bills to see if there is anything new.

II. District Engineer

No report.

III. District Manager

- a) *Important Board Meeting Dates for Balance of Fiscal Year 2025*
- b) **Financial Statement for period ending November 30, 2024 (unaudited)**
- c) **Financial Statement for period ending December 31, 2024 (unaudited)**
- d) **Financial Statement for period ending January 31, 2025 (unaudited)**

No report.

SEVENTH ORDER OF BUSINESS

Public Comments

Public Comments: - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Mr. Ward noted there were no audience members present.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

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

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 9:06 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, Secretary


Scott Edwards, Chairperson