

**MINUTES OF MEETING
PALERMO
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Palermo Community Development District was held on Friday, March 19, 2021 at 8:30 a.m., at the offices of Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Ft. Myers, Florida 33966.

Present:

Russell Smith	Chairperson
Scott Edwards	Assistant Secretary
Dalton Drake	Assistant Secretary

Absent:

David Negip	Assistant Secretary
Steve Gabor	Vice Chairperson

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney

Audience:

All resident's 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

District Manager James P. Ward called the meeting to order at approximately 8:30 a.m. He conducted roll call; all Members of the Board were present save Supervisor Gabor and Supervisor Negip, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

November 20, 2020 Regular Meeting Minutes

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

<p>On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, the November 20, 2020 Regular Meeting Minutes were approved.</p>
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THIRD ORDER OF BUSINESS**Consideration of Resolution 2021-3**

Consideration of Resolution 2021-3, a Resolution of the Board of Supervisors of the Palermo Community Development District expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and enforcing Non-Ad Valorem Assessments which may be Levied by the Palermo Community Development District in accordance with Section 197.3632, Florida Statutes

Mr. Ward: In order to place assessments on tax bills in whatever year we decide to do that, we have to go through a process where the Board adopts a resolution to express its intent to utilize the method under the statute to allow us to place the assessments on tax bills. We will have a public hearing at a meeting at some point in the future, and once you do that, then that sets up the procedure that allows me to notify the State and Lee County Property Appraiser and Tax Collector and bring back an agreement to you some time after that. This is a 3-to-4-month process. This first Resolution merely expresses your intent to do so. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, Resolution 2021-3 was adopted, and the Chair was authorized to sign.

Mr. Edwards asked if the bonds had been validated yet.

Mr. Ward responded in the negative.

FOURTH ORDER OF BUSINESS**Consideration of Amended Agreement**

Consideration of an Amended Agreement with JPWard and Associates, LLC for Management, financial and accounting services

Mr. Ward: I have been doing this District for a long time. The original concept I had for the District was that I didn't charge the District because we were in a state where we did not do anything. Gearing up, I just updated my agreement. It will not go into effect until you actually adopt a budget which will be later, in the next 2 to 3 months, but it is time to get the bank account rolling and get some work done for this particular district. He asked if there were any questions; hearing none, he called for a motion.

Mr. Russell Smith thanked Mr. Ward.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, the Amended Agreement with JPWard and Associates, LLC for management, financial and accounting services was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2021-4**

Consideration of Resolution 2021-4 a Resolution setting forth the Policy of the Palermo Community Development District Board of Supervisors with regard to the support and legal defense of the Board of Supervisors and District Officers and providing for an effective date.

Mr. Ward: Some of the Items on the Agenda, from here down, are clean up items, meaning I am taking the records I received when I took over this District, and it has been 7 years at this point, and I am cleaning up some of the old language which was used in some of the old resolutions to the more current standards. This is one of them. What Resolution 2021-4 does is, to the extent that we will now get insurance for this District, we will have directors' and officers' insurance, and general liability insurance, in the event that the Board or the District is sued for any reason whatsoever. This allows us to go through the process and defend the District or you in any actions that come before you. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Russell Smith, seconded by Mr. Scott Edwards, and with all in favor, Resolution 2021-4 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-5

Consideration of Resolution 2021-5 a Resolution of the Board of Supervisors of Palermo Community Development District adopting an electronic records policy and a policy on the use of electronic signatures

Mr. Ward: This is another clean-up Resolution. My firm is a completely electronic firm. I don't keep any paper records or anything. It allows us to use an electronic records policy including signatures on documents for electronic purposes. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, Resolution 2021-5 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-6

Consideration of Resolution 2021-6 a Resolution of the Board of Supervisors of the Palermo Community Development District, designating a Qualified Public Depository pursuant to the provision of Chapter 280, Florida Statutes, as amended; authorizing signatories of the account(s); authorizing the number of signatories on bank documents; authorization of sun trust bank deposit account resolution

Mr. Ward: This Resolution designates a Qualified Public Depository for this District, so we will never have a bank account for this particular District. This will allow me to establish it. There are provisions under 280 which allow you to select a multitude of banks to do this. I am recommending SunTrust because that is who I use for all my other CDDs. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, Resolution 2021-6 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2021-7**

Consideration of Resolution 2021-7 a Resolution of the Board of Supervisors of the Palermo Community Development District granting the authority to Execute Real and Personal Property conveyance and dedication documents, and Plats and other documents related to the development of the District's improvements, approving the scope and terms of such authorization

Mr. Ward: This allows the Chair, through Mr. Urbancic and my office, to assist the Chair, to be able to take deeds from the developer to the extent that we need them or convey utilities to the County as needed. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, Resolution 2021-7 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2021-8**

Consideration of Resolution 2021-8, a Resolution of the Board of Supervisors of Palermo Community Development District approving a proposed partial Fiscal Year 2021 Budget and Fiscal Year 2022 Budget and setting the Public Hearing to be held on May 21, 2021 at 8:30 A.M. at the offices of Lennar Homes LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966

Mr. Ward: This is merely the statutory requirement that allows us to start the budget process for the partial year that we are in, plus the full year for 2022 and it will be funded by an agreement between the District and Lennar Homes that will cover only the actual expenses incurred by the District for the remainder of 2021 and for all of 2022. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, Resolution 2021-8 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS**Consideration of Rank**

Consideration of ranking of engineering proposal to serve as District Engineer and agreement with the Number 1 ranked firm

- I. Ranking of engineering proposal**
 - a) Banks Engineering, Inc.**

Mr. Ward: The only proposal submitted was Banks Engineering, so I would suggest you rank Banks Engineering the #1 ranked firm and then we will handle the engineering services agreement.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, Banks Engineering, Inc. was ranked the number one ranked firm.

II. Master Engineering Services Agreement

Mr. Ward: The second part is an Engineering Services Agreement, which I have enclosed in your Agenda Package. I know Greg has two changes he would like to make to the Agreement.

Mr. Urbancic: Just the updates to the public record. Just an update to some of the language to match the current statute and also to include some eVerify language which contractors of the District are required to use now. We just need to make sure that is in the form and we have used similar language in a prior form with Banks, so I don't expect any issue.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, the Master Engineering Services Agreement was approved subject to the changes by Mr. Urbancic.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- a) **District Attorney**
No report.
- b) **District Engineer**
No report.
- c) **District Manager**
No report.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

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

Mr. Ward asked if there were any audience comments; there were none.

THIRTEENTH ORDER OF BUSINESS

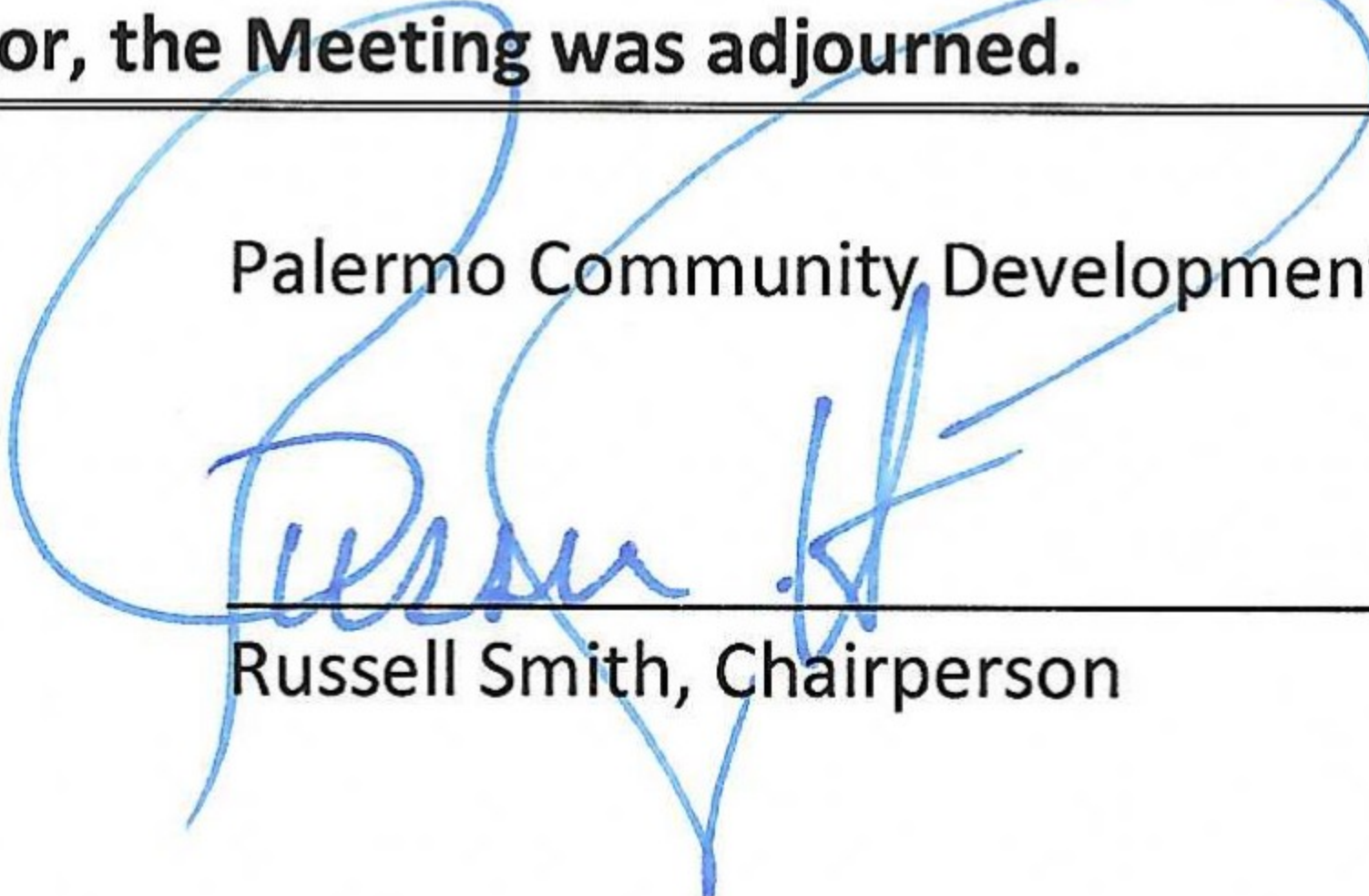
Adjournment

Mr. Ward adjourned the meeting at approximately 8:43 a.m.

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

Palermo Community Development District


James P. Ward, Secretary


Russell Smith, Chairperson