

**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, June 20, 2024 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
Ashley Kingston	Assistant Secretary

Absent:

Zane Zeidan	Assistant Secretary
Barry Ernst	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Steve Sanford	Bond Counsel

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 Supervisor Zeidan and Supervisor Ernst, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearings

THIRD ORDER OF BUSINESS

Consideration of Minutes

March 21, 2024 - Regular Meeting Minutes

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

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the March 21, 2024 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

PUBLIC HEARINGS – FY 2025 BUDGET AND SPECIAL ASSESSMENTS

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

a) FISCAL YEAR 2025 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions with respect to the Fiscal Year 2025 Budget; there were none. He noted there were no members of the public present in person. He called for a motion to close the Public Hearing.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2024-3, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2025

Mr. Ward called for a motion to approve the budget beginning October 1, 2024 and ending on September 30, 2025.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2024-3 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2025 IMPOSING SPECIAL ASSESSMENTS; ADOPTING THE ASSESSMENT ROLL

Mr. Ward indicated this public hearing was related to the imposition of the special assessments for the general fund and certified the assessment roll.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions; there were none. He noted there were no members of the public present in person. He called for a motion to close the Public Hearing.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2024-4, a resolution of the Board of Supervisors imposing special assessments, and adopting an assessment roll

Mr. Ward called for a motion.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2024-4 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-5****Consideration of Resolution 2024-5, a Resolution of the Board of Supervisors designating the dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2025**

Mr. Ward explained Resolution 2024-5 set the dates, time, and location of the Board's meetings for Fiscal Year 2025 for the third Thursday of each month at 9:00 a.m. at the offices of Lennar Homes. He noted the Resolution did not bind the Board to the meetings. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Dalton Drake, seconded by Scott Edwards, and with all in favor, Resolution 2024-5 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-6

Consideration of Resolution 2024-6, a Resolution of the Board of Supervisors of the Palermo Community Development District designating Thursday, November 21, 2024, at 9:00 A.M. at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966 for a Landowners' Meeting and Election; Providing for publication; establishing forms for the Landowner Election; and providing for severability and an effective date

Mr. Ward explained Resolution 2024-6 set a landowners' meeting date, time, and location. He stated the landowner election was for Seat 1 (Zane Zeidan), Seat 2 (Ashley Kingston), and Seat 5 (Barry Ernst). He stated a regular meeting would be held after the landowner's meeting to swear in the newly elected board members. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, Resolution 2024-6 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-7

Consideration of Resolution 2024-7, a Resolution of the Board of Supervisors of the Palermo Community Development District Approving the assignment of the Engineering Services Agreement from Banks Engineering to Atwell, LLC; Authorizing the Chairperson to execute the Assignment; Providing general authorization; and addressing conflicts, severability, and an effective date

Mr. Ward stated Banks Engineering sold its firm to Atwell, LLC and this Resolution transitioned the existing agreement with Banks Engineering to Atwell Engineering on the same terms and conditions. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2024-7 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-8

Consideration of Resolution 2024-8, a Resolution of the Board of Supervisors of the Palermo Community Development District, granting the Chairman or the Vice Chairman (in the Chairman's absence) the authority to execute that certain Plat of Crane Landing Phase IV; approving the scope and terms of such authorization; providing for severability; providing for conflicts; and providing an effective date

Mr. Ward stated Resolution 2024-8 granted the Chairman and Vice Chairman authority to sign the Crane Landing Phase IV plat. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2024-8 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-9

Consideration of Resolution 2024-9, a Resolution Of The Board Of Supervisors (The "Board") Of The Palermo Community Development District (The "District") Authorizing The Issuance Of Not Exceeding \$9,000,000 Palermo Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two) (The "2024 Bonds") To Finance Certain Public Infrastructure Within The District; Determining The Need For A Negotiated Limited Offering Of The 2024 Bonds And Providing For A Delegated Award Of Such Bonds; Appointing The Underwriter For The Limited Offering Of The 2024 Bonds; Approving The Form Of And Authorizing The Execution And Delivery Of A Bond Purchase Contract With Respect To The 2024 Bonds; Approving The Use Of That Certain Master Trust Indenture Previously Approved By The Board With Respect To The 2024 Bonds; Approving The Form Of And Authorizing The Execution And Delivery Of A Second Supplemental Trust Indenture Governing The 2024 Bonds; Approving The Form Of And Authorizing The Distribution Of A Preliminary Limited Offering Memorandum; Approving The Execution And Delivery Of A Final Limited Offering Memorandum; Approving The Form Of And Authorizing The Execution Of A Continuing Disclosure Agreement, And Appointing A Dissemination Agent; Approving The Application Of Bond Proceeds; Authorizing Certain Modifications To The Assessment Methodology Report And Engineer's Report; Providing For The Registration Of The 2024 Bonds Pursuant To The DTC Book-Entry Only System; Authorizing The Proper Officials To Do All Things Deemed Necessary In Connection With The Issuance, Sale And Delivery Of The 2024 Bonds; And Providing For Severability, Conflicts And An Effective Date

Mr. Ward indicated this was a delegation resolution with respect to the Series 2024 bonds. He introduced Mr. Steve Sanford, Bond Counsel.

Mr. Steve Sanford explained this was called a delegation resolution. *The Board sets certain parameters and then when it came time to market the bonds, if the parameters were consistent with pricing, then there was no need to call a special meeting. This Resolution authorizes up to \$9 million dollars in special assessment bonds to finance the improvements for the benefit of assessment area 2 within the District and we are asking the Board to approve certain documents.* He discussed the documents being approved including the Bond Purchase Contract between FMS Bonds and the District, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement, and the Form of Supplemental Indenture between the District and the Bond Trustee. He noted the Resolution did other things necessary in connection with the marketing of the bonds, including authorizing modification of Mr. Ward's reports or the Engineering Report, if necessary, without the need for a special meeting. He asked if there were any questions; hearing none, he called for a motion.

Mr. Scott Edwards: We had discussed trying to get this bond issuance done sooner than later, but on further discussion we were going to hold off until later this year. So, this really just authorizes -- ?

Mr. Sanford: There's no reason why we couldn't do this now and put it on the shelf, and when you're ready to pull the trigger, we are good to go.

On MOTION made Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2024-9 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- a) Supervisor of Elections Report on Qualified Electors dated April 15, 2024
- b) Florida Law changes to Form 1 Filings
- c) *Important Board Meeting Dates for Balance of Fiscal Year 2024*
 - 1. November 21, 2024 - Landowners Election (Seats 1, 2 & 5)
- d) Financial Statement for period ending March 31, 2024 (unaudited)
- e) Financial Statement for period ending April 30, 2024 (unaudited)
- f) Financial Statement for period ending May 31, 2024 (unaudited)

Mr. Ward reminded the Board to file the Form 1 by July 1, 2024 on the State website. He reminded the Board to complete the Ethics Training requirement and noted he would send out the links for the ethics training modules.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

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

TWELFTH 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.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 9:15 a.m.

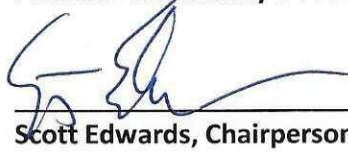
On MOTION made by Dalton Drake, seconded by Ashley Kingston, and with all in favor, the Meeting was adjourned.

ATTEST:

Palermo Community Development District



James P. Ward, Secretary



Scott Edwards, Chairperson