

**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, August 13, 2021, at 8:30 a.m., at the offices of Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Ft. Myers, Florida 33966.

Present:

Steve Gabor	Vice Chairperson
Scott Edwards	Assistant Secretary
Dalton Drake	Assistant Secretary
David Negip	Assistant Secretary

Absent:

Russell Smith	Chairperson
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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 9:12 a.m. He conducted roll call; all Members of the Board were present save Supervisor Smith, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

June 18, 2021, 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.

On MOTION made by Mr. David Negip, seconded by Mr. Steve Gabor, and with all in favor, the June 18, 2021, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

PUBLIC HEARING

PUBLIC HEARING TO CONSIDER THE ADOPTION OF CAPITAL SPECIAL ASSESSMENTS

Mr. Ward explained the public hearing process including public comment, Board discussion and vote.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the public hearing.

On MOTION made by Mr. David Negip, seconded by Mr. Steve Gabor, and with all in favor, the public hearing was opened.

Mr. Ward asked if there were any members of the public present in person or via video or telephone conference with comments or questions related to the capital assessment program for Palermo; there were none. He noted there were no members of the public present in person and called for a motion to close the public hearing.

On MOTION made by Mr. David Negip, seconded by Mr. Dalton Drake, and with all in favor, the public hearing was closed.

II. Board Comment

Mr. Ward asked if there were any Board comments or questions related to the capital assessment program for Palermo; there were none. He noted he discussed this matter fully during the previous meeting.

III. Consideration of Resolution 2021-16, a Resolution of the Board of Supervisors of Palermo Community Development District making the following findings: (i) Authorizing a Capital Improvement Plan: (ii) Adopting an Engineer's Report: (iii) Providing an estimated cost of Improvements: (iv) Adopting an Assessment Report: (v) Equalizing, Approving, Confirming and Levying Special Assessments: (vi) Addressing the finalization of Special Assessments: (vii) Addressing the payment of Special Assessments and the Method of Collection: (viii) Providing for the allocation of Special Assessments and True-Up Payments: (ix) Addressing Government Property, and making provisions relating to the transfer of Real Property to units of Local, State and Federal Government: and (x) Authorizing the recording of an Assessment

Mr. Ward called for a motion.

On MOTION made by Mr. David Negip, seconded by Mr. Dalton Drake, and with all in favor, Resolution 2021-16 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of Interlocal Agreement between Palermo Community Development District and the Lee County Tax Collector regarding Non-Ad Valorem and/or Special Assessments

Mr. Ward: This is the final agreement so you can place your assessments on the tax bills in November.

On MOTION made by Mr. David Negip, seconded by Mr. Scott Edwards, and with all in favor, the Interlocal Agreement between Palermo Community Development District, and the Lee County Tax Collector regarding Non-Ad Valorem and/or Special Assessments was approved.

FIFTH ORDER OF BUSINESS

Consideration of Landowner’s Meeting

Consideration of setting Friday, November 19, 2021, 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 Meeting

Mr. Ward indicated this Item would set the date, time, and location of the Landowner’s Meeting. Discussion ensued regarding the date, time, and location of the Landowner’s Meeting. It was decided to hold the meeting on Friday, November 19, 2021, at 9:00 a.m. at the offices of Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

Mr. Ward: The law requires me to provide you with the ballot, proxy and instructions which are enclosed in the Agenda Package. Other than the time change for 9:00 a.m. it is set for Friday, November 19, 2021. A motion to set that date, time, and location would be in order.

On MOTION made by Mr. Dave Negip, seconded by Mr. Dalton Drake, and with all in favor, the Landowner’s Meeting was set for Friday, November 19, 2021, at 9:00 a.m. at the offices of Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

SIXTH ORDER OF BUSINESS

Staff Reports

a) District Attorney

Mr. Greg Urbancic: Just a quick update that the validation hearing is scheduled for October 11, so I will send that out to the team. I know not everybody is on this call, so I will let them all know. It's going to be conducted exclusively by Zoom. We are assigned Judge Fuller. His schedule is

ridiculously crammed and the best we could get was a 15-minute hearing in October. Otherwise, we are into December. We are going to have to hustle, but hopefully it will be okay. We took what we could get. Thanks to everybody to make the efforts to have the final assessment hearing today because that helps us. The hearing will be at 11:15 a.m. on October 11.

b) District Engineer

No report.

c) District Manager

No report.

SEVENTH 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; there were none.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Palermo Community Development District


James P. Ward, Secretary

Scott Edwards
Scott Edwards, Chairperson

Signature: 
Scott Edwards (Nov 22, 2021 16:50 EST)

Email: scott.edwards@lennar.com






Palermo - Minutes 08 13 2021 To Be signed

Final Audit Report

2021-11-22

Created:	2021-11-22
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