

**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, November 21, 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
Barry Ernst	Assistant Secretary

Absent:

Zane Zeidan	Assistant Secretary
-------------	---------------------

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney

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 9:06 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Zeidan, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Landowners Election

THIRD ORDER OF BUSINESS

Administration of Oath

Administration of Oath of Office for the newly elected Supervisor to Seat 1 from the Landowner's Meeting held just prior to the Regular Meeting

- a) Oath of Office
- b) Guide to the Sunshine Amendment and Code of Ethics
- c) Form 1 – Statement of Financial Interests
- d) Sample of E-filed Form 1 – Statement of Financial Interests; (2024 Changes to the Law and filing requirements)

Mr. Ward noted Mr. Zeidan was elected at the Landowner’s meeting, but was not present, so this Item would be held until the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-1

Consideration of Resolution 2025-1, a Resolution of the Board of Supervisors canvassing and certifying the results of the landowners’ election of Supervisors held pursuant to Section 190.006(2), Florida Statutes, and providing for an effective date

Mr. Ward indicated Resolution 2025-1 canvassed and certified the results of the landowner’s election. He stated in Seat 1 would be Zane Zeidan with 96 votes and he would serve until 2028. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Scott Edwards, seconded by Berry Ernst, and with all in favor, Resolution 2025-1 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-2

Consideration of Resolution 2025-2, a Resolution of the Board of Supervisors Re-Designating certain Officers of the Palermo Community Development District; providing for severability and invalid provisions; providing for conflict and providing for an effective date following the Landowners’ Election

Mr. Ward indicated Resolution 2025-2 redesignated the officers of the District. He asked how the Board would like to designate the officers of the Board.

The Board chose to appoint Scott Edwards as Chairperson, Dalton Drake would serve as Vice Chairperson, the remaining Board Members would serve as Assistant Secretaries and James Ward would serve as Secretary and Treasurer.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-3**

Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors Declaring a vacancy in Seats 2 and 5 on the Board of Supervisors pursuant to section 190.006(3)(b), Florida Statutes; providing for severability, conflicts and an effective date

Mr. Ward stated Resolution 2025-3 declared a vacancy in Seats 2 and 5 on the Board of Supervisors. He stated Seat 2 was Ashley Kingston's seat and Seat 5 was Berry Ernst's seat. He explained these seats were being turned over to qualified electors. He explained pursuant to the statute the vacancies should be declared as of November 19th; however, Ms. Kingston and Mr. Ernst would remain in the seats until qualified electors were appointed. He stated two qualified electors must be appointed by February 17, 2025. He asked the Board to find two candidates to appoint at the January meeting.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2025-3 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS**Consideration of Minutes****June 20, 2025 – Public Hearings and Regular Meeting Minutes**

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

On MOTION made by Berry Ernst, seconded by Ashley Kingston, and with all in favor, the June 20, 2025 Public Hearings and Regular Meeting Minutes were approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2024-8**

Consideration for approval of an Agreement between the Palermo Community Development District and the Florida Governmental Utility Authority (FGUA) for the North Fort Myers Utility System regarding re-use irrigation water

Mr. Greg Urbancic: Essentially, for the use of water we have to accept this agreement. We did follow the prior form that was recently approved. I know several months ago there was a call with the Lennar team and Charles Mann and Dave Underhill, our District Engineer, etc., and we had kind of worked out this form and that same form was used, so that's what you have here today. I know the FGUA was going to consider it at their October 17th meeting; that got canceled because of the hurricane. I don't know if they have reconsidered it or if they just have it requeued up for a future meeting, but I'm sure they will be following up soon because they want to get this wrapped up. I'm happy to answer any questions, but that's sort of the background on this agreement.

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

On MOTION made Scott Edwards, seconded by Berry Ernst, and with all in favor, the Agreement between the Palermo Community Development District and the Florida Governmental Utility Authority (FGUA) for the North Fort Myers Utility System regarding re-use irrigation water was approved.

NINTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- a) **Goals and objectives reporting requirements for CDD’s**
- b) **Financial Statement for period ending August 31, 2024 (unaudited)**
- c) **Financial Statement for period ending September 30, 2024 (unaudited)**
- d) **Financial Statement for period ending October 31, 2024 (unaudited)**

Mr. Ward: There was a change to the statute this year that requires Districts to establish performance measures and standards reporting. It is a self-reporting standard that we have to provide for which simply means we go through it, say yes or no that we met the standard, we post it on the District’s website. I am assuming some year in the future this will get changed to reporting outside of the District to some state agency, etc. This performance standard says do we meet our public meetings compliance, did we do the notice of meetings, is there access to public records, did we do our annual budget preparation, did we publish our monthly financial reports, etc. These are our standards this year. It has to be published on the District’s website by December 1 of this year, so if you have any changes to it, we can discuss it, otherwise, a motion to approve it as I’ve numerated in the record would be in order.

On MOTION made Berry Ernst, seconded by Ashley Kingston, and with all in favor, the performance measures and standards were approved.

TENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

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

ELEVENTH 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.

TWEFTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 9:12 a.m.

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

Palermo Community Development District



James P. Ward, Secretary



Scott Edwards, Chairperson