

**THE MINUTES OF THE MEETING
TERN BAY COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Tern Bay Community Development District was held on Tuesday, June 12, 2018, at 10:00 a.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Board Members Present:

Rick Brylanski
Leah Popelka
Adam Lerner

Assistant Secretary
Assistant Secretary
Assistant Secretary

Absent:

Neale Montgomery
Mike Dady

Vice Chairperson
Chairperson

Also Present were:

James Ward
Scott Clark (via telephone)
Bill Riley

District Manager
District Counsel
Asset Manager

1. Call to Order & Roll Call

Mr. Ward called the meeting to order at 10:00 a.m., and roll call determined that all members of the Board were present with the exception of Supervisors Montgomery and Dady.

2. Consideration of Resolution 2018-1 Approving the Proposed Budget for Fiscal Year 2018 and Setting a Public Hearing for Tuesday, August 14, 2018, at 10:00 a.m. at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Mr. Ward stated Resolution 2018-1 approved the proposed Budget for Fiscal Year 2019 and set the Public Hearing date and time. He stated the Resolution stated Tuesday, August 14, 2018, at 10:00 a.m., but he said the Board may wish to consider moving the date to September 11, 2018, based upon the closing with Lennar relative to the sale of the property. He said the Budget was essentially the same as in the current year which meant the assessments would stay exactly the same including the debt service assessments.

Mr. Ward called for questions. Ms. Popelka stated that she had reviewed the budget and would make a motion.

Motion was made by Ms. Popelka and seconded by Mr. Lerner to approve Resolution 2018-1, amending the Public Hearing date to Septemeber 11, 2018, at 10:00 a.m., and with all in favor, the motion was approved.

3 Consideration of Resolution 2018-2

Mr. Ward stated that the Resolution adopted an electronic records policy for the District and a policy regarding the use of electronic signatures. He said the State has had an electronic records policy in place for eight or nine years and has refined it over time. He said the only records he has kept manually were agreements, resolutions and minutes because some lawyers required them. He said this was no longer necessary. He said there was also a provision for electronic signature on documents.

A question was asked if notarized documents were scanned, and Mr. Ward responded he did scan these documents and keep them in the system. He said notarizing still had to be manually done.

Motion was made by Mr. Lerner and seconded by Mr. Brylanski, to approve Resolution 2018-2 as described above, and with all in favor, the motion was approved.

4. Staff Reports

a) District Attorney

Mr. Clark stated he was continuing to work on the real estate transaction and get that to closing.

b) District Engineer - No report given.

c) District Manager

Mr. Ward reported there was a requirement under the statute that as of June 1, 2018, the number of voters from the rolls were determined in the county where the District was located. He said as of April 15, there were 94 registered voters, and it would become significant when the District reached 250 qualified electors and six years from the date of establishment. He stated this District had not met either requirement. He said when they met those requirements, they would transition to a qualified elector based Board. He said there was no action required at this time.

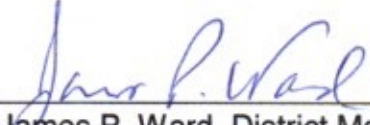
5. Supervisor's Requests and Audience Comments

There were no supervisors' requests, and no audience was present.

6. Adjournment

Motion was made by Mr. Brylanski and seconded by Mr. Lerner to adjourn the meeting, and with all in favor, the motion was approved.

The meeting was adjourned at 10:05 a.m.


James P. Ward, District Manager

Tern Bay Community Development
District

Russell Smith, Chairperson