

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

The Regular Meeting of the Board of Supervisors of Tern Bay Community Development District was held on Tuesday, August 14, 2018, at 10:00 a.m. at the Country Inn and Suites, located at 24244 Corporate Court, Port Charlotte, Florida 33954.

**Present and constituting a quorum:**

Mike Dady	Chairman
Adam Lerner	Vice Chairperson
Leah Popelka	Assistant Secretary

**Absent: (The following Board Members resigned before the meeting)**

Neale Montgomery	Assistant Secretary
Rick Brylanski	Assistant Secretary

**Also present were:**

James P. Ward (via phone)	District Manager
Scott Clark	District Counsel
Bill Riley	District Engineer
Matt Morris	Morris Engineering

**Audience:**

Tony Burdett	Lennar Homes
David Caldwell	Lennar Homes
Chris Hasty	Lennar Homes
Russ Smith	Lennar Homes

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

Mr. Dady noted for the record that District Counsel Scott Clark, residents, and representatives from Lennar Homes were in attendance at the meeting.

**SECOND ORDER OF BUSINESS**

**Consideration of Board Member Resignations  
and Replacements**

Mr. Dady stated the Board had received the resignations of Neale Montgomery and Rick Brylanski and asked Mr. Clark if the letters of resignation were on file. Mr. Clark replied they were on file in Mr. Ward's office and were dated August 6<sup>th</sup>. Mr. Dady called for a motion to accept the resignations.

**On MOTION made by Ms. Popelka, seconded by Mr. Lerner, and with all in favor, the resignations of Neale Montgomery and Rick Brylanski were accepted.**

a) Board Member Replacements

Mr. Dady called for a motion to appoint Mr. Russell Smith to the Board.

**On MOTION made by Mr. Lerner, seconded by Ms. Popelka, and with all in favor, the appointment of Mr. Russell Smith was approved.**

Mr. Dady called for a motion to appoint Mr. Tony Burdett to the Board.

**On MOTION made by Mr. Lerner, seconded by Ms. Popelka, and with all in favor, the appointment of Mr. Tony Burdett was approved.**

b) Administration of Oath of Office

Mr. Clark, who is a notary, administered the Oath of Office to Mr. Smith, and Mr. Smith signed the appropriate documents. He then administered the Oath of Office to Mr. Burdett, and Mr. Burdett signed the appropriate documents.

c) Resignations of Adam Lerner and Leah Popelka

Mr. Lerner and Ms. Popelka both stated that they are submitting their resignation on the record from the Board of Supervisor's, effective immediately.

**On MOTION made by Ms. Popelka, seconded by Mr. Dady, and with all in favor, the resignation of Adam Lerner was accepted.**

Mr. Lerner then left the Board of Supervisors and did not vote on any further matters considered by the Board of Supervisors.

**On MOTION made by Mr. Dady seconded by Mr. Burdett, and with all in favor, the resignation of Leah Popelka was accepted.**

Ms. Popelka then left the Board of Supervisors and did not vote on any further matters considered by the Board of Supervisors.

d) Board Member Replacement

Mr. Dady called for a motion to appoint Mr. Chris Hasty to the Board.

**On MOTION made by Mr. Smith, seconded by Mr. Dady, and with all in favor, the appointment of Mr. Chris Hasty was approved.**

e) Administration of Oath of Office

Mr. Clark, who is a notary, administered the Oath of Office to Mr. Hasty, and Mr. Hasty signed the appropriate documents.

- f) Resignation of Mike Dady.  
Prior to resigning, Mr. Dady said it had been an honor and a pleasure to be on the Board. He congratulated the Community and Lennar Homes on their new project.

With that, Mr. Dady stated that he hereby submits his resignation from the Board of Supervisor’s, effective immediately.

**On MOTION made by Mr. Smith, seconded by Mr. Burdett, and with all in favor, the resignation of Mike Dady was accepted.**

Mr. Dady then left the Board of Supervisors and did not vote on any further matters considered by the Board of Supervisors.

- g) Board Member Replacement  
Mr. Clark called for a motion to appoint Mr. Caldwell to the Board.

**On MOTION made by Mr. Smith, seconded by Mr. Burdett, and with all in favor, the appointment of Mr. Caldwell was approved.**

- h) Administration of the Oath of Office  
Mr. Clark, who was a notary, administered the Oath of Office to Mr. Caldwell, and Mr. Caldwell signed the appropriate documents.
- i) Guide to the Sunshine Amendment and Code of Ethics along with the Form 1 – Statement of Financial Interests.  
Mr. Clark provides this information was provided and explained to the three new Board members.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2018-4 Re-Designating the Officers of the District**

The officers of the District were designated as follows:

NAME	POSITION
Mr. Russell Smith	Chairperson
Mr. Chris Hasty	Vice Chairperson
Mr. Anthony Burdett	Assistant Secretary
Mr. David Caldwell	Assistant Secretary
Mr. Grayson Landers	Assistant Secretary
Mr. James P. Ward	Secretary/Treasury

**On MOTION made by Mr. Smith seconded by Mr. Burdett, and with all in favor, Resolution 2018-4, re-designation of officers as described above, was approved.**

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

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

**FIFTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

There were no supervisor requests or audience comments.

**THIRD ORDER OF BUSINESS**

**Adjournment**

Mr. Ward called for a motion to adjourn the meeting at approximately 10:28 a.m.

**On MOTION made by Mr. Smith, seconded by Mr. Burdett, and with all in favor, the meeting was adjourned.**

  
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James P. Ward, Secretary

  
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Tern Bay Community Development District  
Russell Smith, Chairman