

**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 6th. 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 and Mr. Grayson Landers to the Board.

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

Mr. Landers was absent at the meeting, and will be sworn in at the next meeting of the Board of Supervisors.

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

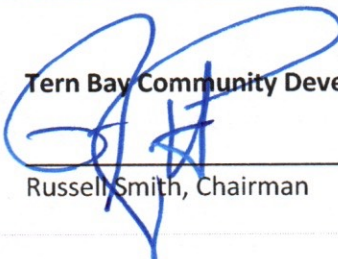
Adjournment

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.




 James P. Ward, Secretary

Tern Bay Community Development District


 Russell Smith, Chairman

OATH OR AFFIRMATION OF OFFICE

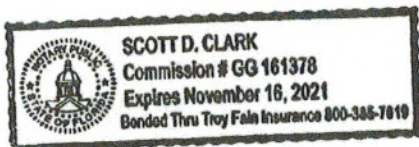
I, Chris Hasty, a citizen of the State of Florida and of the United States of America, and being an officer of the **Tern Bay Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Tern Bay Community Development District**, Charlotte County, Florida.


Signature
Printed Name: CHRIS HASTY

STATE OF FLORIDA
COUNTY OF CHARLOTTE

Sworn to (or affirmed) before me this 14 day of August 2018, by Chris Hasty, whose signature appears hereinabove, who is personally known to me or who produced FLA. D.L. as identification.


NOTARY PUBLIC
STATE OF FLORIDA



Print Name: SCOTT D. CLARK
My Commission Expires: 11/16/2021

OATH OR AFFIRMATION OF OFFICE

I, DAVID CALDWELL, a citizen of the State of Florida and of the United States of America, and being an officer of the **Tern Bay Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Tern Bay Community Development District**, Charlotte County, Florida.

David Caldwell
Signature

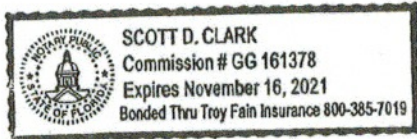
Printed Name: DAVID CALDWELL

STATE OF FLORIDA

COUNTY OF CHARLOTTE

Sworn to (or affirmed) before me this 14 day of August 2018, by David Caldwell, whose signature appears hereinabove, who is personally known to me or who produced FLA. D.L. as identification.

Scott D. Clark
NOTARY PUBLIC
STATE OF FLORIDA

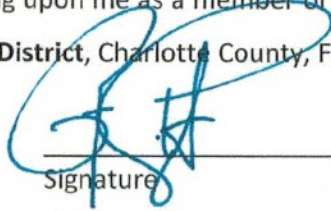


Print Name: SCOTT D. CLARK

My Commission Expires: 11/16/2021

OATH OR AFFIRMATION OF OFFICE

I, Russell Smith, a citizen of the State of Florida and of the United States of America, and being an officer of the **Tern Bay Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Tern Bay Community Development District**, Charlotte County, Florida.



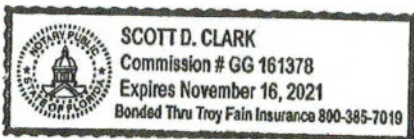
Signature

Printed Name: Russell Smith

STATE OF FLORIDA

COUNTY OF CHARLOTTE

Sworn to (or affirmed) before me this 14 day of August 2018, by Russell Smith, whose signature appears hereinabove, who is personally known to me or who produced FLA. D. L. as identification.





NOTARY PUBLIC
STATE OF FLORIDA

Print Name: SCOTT D. CLARK

My Commission Expires: 11/16/2021

OATH OR AFFIRMATION OF OFFICE

I, Anthony Burdett, a citizen of the State of Florida and of the United States of America, and being an officer of the **Tern Bay Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Tern Bay Community Development District**, Charlotte County, Florida.

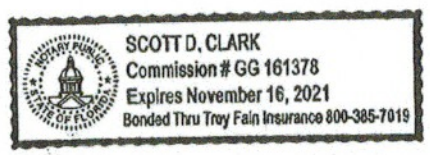
Anthony Burdett
Signature

Printed Name: ANTHONY BURDETT

STATE OF FLORIDA
COUNTY OF CHARLOTTE

Sworn to (or affirmed) before me this 14 day of August 2018, by Anthony Burdett, whose signature appears hereinabove, who is personally known to me or who produced Fla. D.L. as identification.

Scott D. Clark
NOTARY PUBLIC
STATE OF FLORIDA



Print Name: SCOTT D. CLARK
My Commission Expires: 11/16/2021