

PALM RIVER COMMUNITY DEVELOPMENT DISTRICT

August 22, 2018 Public Hearing and Regular Meeting Minutes

Minutes of the Public Hearing and Regular Meeting the Board of Supervisors

The Public Hearing and Regular Meeting of the Board of Supervisors for the Palm River Community Development District was held on **Wednesday, August 22, 2018 at 10:00 a.m.** at the offices of Meritus located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607.

1. CALL TO ORDER

Nicole Chamberlain called the Public Hearing and Regular Meeting of the Board of Supervisors of the Palm River Community Development District to order on **Wednesday, August 22, 2018 at 10:00 a.m.**

Board Members Present and constituting a quorum:

Scott Campbell	Supervisor
Leah Popelka	Supervisor
Adam Lerner	Supervisor

Staff Members Present:

Nicole Hicks	Meritus	
Anna Lyalina	Meritus	<i>arrived at approximately at 10:15 a.m.</i>
Steve Samaha	Falkenberg Partners	

There was one audience member present.

2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET

A. Open Public Hearing on Adopting Fiscal Year 2019 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Lerner
SECONDED BY:	Supervisor Popelka
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

46 **B. Staff Presentations**

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48 Ms. Hicks went over the budget line items. There was an increase of 5% from last year, as was
49 discussed in May. The Board asked some questions about assessments. Ms. Hicks answered.

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51 **C. Public Comments**

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53 Mr. Samaha asked about off-roll vs. on-roll, developer contributions, and assessments. The Board
54 and Mr. Samaha briefly discussed assessments amounts, lots, and the increase in assessments.

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56 *Ms. Hicks briefly left the meeting and then returned. Anna Lyalina arrived at the meeting.*

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58 The Board asked about the assessment methodology and increases. Ms. Lyalina answered the
59 Board's questions. The Board and Mr. Samaha continued to discuss the assessments. They
60 discussed reducing assessments to fund the existing budget. Mr. Samaha and Ms. Lyalina briefly
61 went over the methodology and math to reduce the assessments.

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63 *The full discussion is available on audio recording.*

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65 *Ms. Lyalina left the meeting.*

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67 **D. Close Public Hearing on Adopting Fiscal Year 2019 Budget**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Popelka
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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76 **E. Consideration of Resolution 2018-04; Adopting Fiscal Year 2019 Budget**

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78 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2018-04 to reflect the modifications as discussed in the budget hearing to reflect a consistent assessment methodology between the SPE-owned the units and the third party owned residential units, exclusive of the apartment property and the out-parcel.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Lerner
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

3. BUSINESS ITEMS
A. Consideration of Resolution 2018-05; Assessment Resolution

Ms. Hicks went over the resolution with the Board.

MOTION TO:	Approve Resolution 2018-05 with the modifications to address the adjustment in the assessments as previously discussed.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Popelka
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. Consideration of Resolution 2018-10; Setting Fiscal Year 2019 Meeting Schedule

Ms. Hicks went over the resolution and meeting schedule with the Board. The Board discussed the meeting schedule and decided to schedule monthly meetings and cancel if a particular month's meeting is not necessary.

MOTION TO:	Approve Resolution 2018-06 with the modification to do monthly meetings.
MADE BY:	Supervisor Popelka
SECONDED BY:	Supervisor Lerner
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

122 **C. Acceptance of Financial Report for Fiscal Year Ending September 30, 2017**

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124 Ms. Hicks went over the Audit with the Board. Mr. Samaha noted an error with the references to
125 Taylor Morrison as the remaining developer.

127	MOTION TO:	Accept the Financial Report for Fiscal Year Ending
128		September 30, 2017.
129	MADE BY:	Supervisor Campbell
130	SECONDED BY:	Supervisor Popelka
131	DISCUSSION:	None further
132	RESULT:	Called to Vote: Motion PASSED
133		3/0 - Motion passed unanimously

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135 **D. General Matters of the District**

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138 **5. CONSENT AGENDA**

139 **A. Consideration of the Minutes of the Board of Supervisors Regular Meeting May 23,**
140 **2018**

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142 The Board reviewed the minutes.

144	MOTION TO:	Approve the May 23, 2018 meeting minutes.
145	MADE BY:	Supervisor Popelka
146	SECONDED BY:	Supervisor Lerner
147	DISCUSSION:	None further
148	RESULT:	Called to Vote: Motion PASSED
149		3/0 - Motion passed unanimously

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151 **B. Consideration of Operations and Maintenance Expenditures May 2018**

152 **C. Consideration of Operations and Maintenance Expenditures June 2018**

153 **D. Consideration of Operations and Maintenance Expenditures July 2018**

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155 The Board reviewed the O&Ms.

157	MOTION TO:	Approve the May, June, and July 2018 O&Ms.
158	MADE BY:	Supervisor Campbell
159	SECONDED BY:	Supervisor Lerner
160	DISCUSSION:	None further
161	RESULT:	Called to Vote: Motion PASSED
162		3/0 - Motion passed unanimously

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D. Review of Financial Statements Month Ending July 31, 2018

The Board reviewed and accepted the financials.

6. STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests. Mr. Samaha asked about the Yellowstone tree trimming proposal. Ms. Hicks noted it was for the townhomes through the HOA. He also noted that the entry needs to be painted or pressure-washed. Ms. Hicks noted that it would probably need to be done in the new fiscal year in October because the budget for the current fiscal year is tight.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Popelka
SECONDED BY:	Supervisor Lerner
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0- Motion passed unanimously

193 *These minutes were done in summary format.

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195 *Each person who decides to appeal any decision made by the Board with respect to any matter considered
196 at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,
197 including the testimony and evidence upon which such appeal is to be based.

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199 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
200 meeting held on 08-22-19.

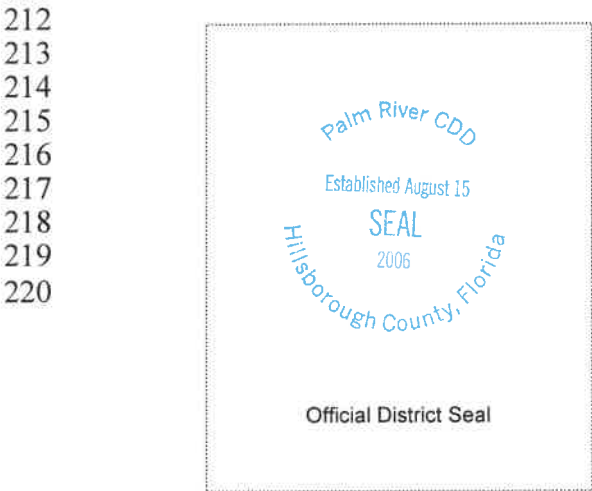
201 [Signature]
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203 Signature
204 Scott H Campbell
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206 Printed Name

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208 Title:
209 Chairman
210 Vice Chairman

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203 Signature
204 Nicole Hicks
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206 Printed Name

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208 Title:
209 Secretary
210 Assistant Secretary

Recorded by Records Administrator
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Signature
08-22-19
Date