

**MINUTES OF MEETING**

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

**PALMA SOLA TRACE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Palma Sola Trace Community Development District was held on **Thursday, July 30, 2015 at 1:30 p.m.** at the Palma Sola Trace Clubhouse located at 7408 Hamilton Road, Bradenton, FL 34209.

Present and constituting a quorum:

Peter Gelman	<b>Board Supervisor, Chairman</b>
Roger Ohlson	<b>Board Supervisor, Vice Chairman</b>
Bruce Parker	<b>Board Supervisor, Asst. Secretary</b>
Nancy Barr	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Caryl Mason	<b>Board Supervisor, Asst. Secretary</b> ( <i>via phone</i> )
Greg Cox	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel; Hopping Green &amp; Sams, P.A.</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

No Comments from the audience members.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting Held May 28, 2015**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on May 28, 2015 to the Board for consideration.

On a Motion by Mr. Parker, seconded by Ms. Barr, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on May 28, 2015 as presented for the Palma Sola Trace Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for May 2015 and June 2015**

Mr. Cox presented the operation and maintenance expenditures for May 2015 (\$9,825.74) and June 2015 (\$12,993.24) to the Board for ratification.

On a Motion by Mr. Gelman, seconded by Mr. Parker, with all in favor, the Board ratified the Operation & Maintenance Expenditures for May 2015 (\$9,825.74) and June 2015 (\$12,993.24) for the Palma Sola Trace Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-04, Re-setting the Budget Public Hearing**

Mr. Cox presented the Resolution and explained its purpose and contents.

On a Motion by Mr. Ohlson, seconded by Mr. Gelman, with all in favor, the Board adopted Resolution 2015-04, Resetting the Budget Public Hearing for the Palma Sola Trace Community Development District.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2015-2016 Budget**

Mr. Cox explained the budget process, presented the previously approved proposed budget and requested a motion from the Board to open the public hearing.

On a Motion by Mr. Parker, seconded by Mr. Ohlson, with all in favor, the Board opened the public hearing for the adoption of the fiscal year 2015-2016 budget for the Palma Sola Trace Community Development District.

Mr. Cox requested comments from the public regarding the proposed budget and there were none.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-05, Adopting the Fiscal Year 2015-2016 Final Budget**

Mr. Cox presented Resolution 2015-05 to the Board and explained its purpose and content. He also noted that before the adoption of the resolution, the Board could make final changes to the budget should they desire to do so. The Board members discussed the budget issues and did not take any actions to amend the budget that was previously proposed.

On a Motion by Mr. Gelman, seconded by Mr. Ohlson, with all in favor, the Board adopted Resolution 2015-05, Adopting the Fiscal Year 2015-2016 Final Budget, for the Palma Sola Trace Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-06, Imposing Special Assessments and Certifying Roll**

Mr. Cox presented Resolution 2015-06 to the Board and explained its purpose and content. Mr. Gelman commented regarding the 7% collection rate for the collection of the assessments by the County Tax Collector's Office and how that has worked well for the District.

On a Motion by Mr. Parker, seconded by Mr. Gelman, with all in favor, the Board adopted Resolution 2015-06, Imposing Special Assessments and Certifying Roll, for the Palma Sola Trace Community Development District.

*(The Board did not take action to close the public hearing)*

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-07, Setting Meeting Schedule for Fiscal Year 2015-2016**

Mr. Cox presented Resolution 2015-07 to the Board and explained its purpose and content. He noted the dates that the meetings were proposed in the Resolution. Mr. Gelman discussed the possibility of cancelling the September meeting. Mr. Ohlson expressed his concerns about the budget just approved and the level of surplus funds in the General Fund. He noted that if the September meeting was to be cancelled, it would eliminate the opportunity to make any adjustments to the budget prior to assessments being levied. He requested that the Board open up the discussion once more about the assessment levels just adopted. The Board members entered into another discussion regarding the level of assessments in the budget just adopted. Mr. Gelman reviewed the current status of the financials for the District. Mr. Ohlson expressed his interest in reducing assessments by using \$100,000 of surplus funds to finance the budget Operations and Maintenance revenues and to lower the assessments by a corresponding amount. Mr. Gelman expressed his preference towards retiring the smaller of the bonds and to see how much that would cost the District. Mr. Ohlson expressed that the District could take on both

issues concurrently. Mr. Cox informed the Board of an option of disbursing funds back to the residents. Mr. Cox informed the audience of the action of the Board and opened the floor up for audience comments on the topic of adopting the budget as discussed.

On a Motion by Mr. Ohlson, seconded by Mr. Parker, with all in favor, the Board re-opened the discussion of the budget and the public hearing for the adoption of the fiscal year 2015-2016 budget for the Palma Sola Trace Community Development District.

The Board discussed the process of amending the budget by bringing \$100,000 forward from the General Fund and lowering the assessments according.

On a Motion by Mr. Ohlson, seconded by Mr. Parker, with all in favor, the Board rescinded Resolution 2015-05 and Resolution 2015-06; amending the proposed budget by bringing forward \$100,000 from the General Fund balance; lowering the O&M assessments by \$100,000 and re-adopting Resolution 2015-05 and Resolution 2015-06 with those changes for the Palma Sola Trace Community Development District.

Audience comments were obtained for the Board action above.

Mr. Cox revisited Resolution 2015-07, Setting the Meeting Schedule for Fiscal Year 2015-2016.

On a Motion by Mr. Gelman, seconded by Ms. Barr, with all in favor, the Board adopted Resolution 2015-07, Setting the Meeting Schedule for Fiscal Year 2015-2016, for the Palma Sola Trace Community Development District.

#### **TENTH ORDER OF BUSINESS**

#### **Ratification of September 30, 2014 Audit**

Mr. Cox presented the financial audit report for the year ending September 30, 2014. He explained that the report had been approved and submitted and this was the request for Board ratification of that approval.

On a Motion by Mr. Ohlson, seconded by Mr. Parker, with all in favor, the Board ratified the approval of the audit report for the year ending September 30, 2014 for the Palma Sola Trace Community Development District.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Consideration of Construction and Maintenance Agreement - Fence**

Mr. Earlywine described the purpose of the agreement and how it would allow the HOA to construct a fence over CDD owned property to add additional security. Mr. Gelman added his concerns regarding the actual ownership of the property.

On a Motion by Mr. Parker, seconded by Mr. Ohlson, with all in favor, the Board approved the Construction and Maintenance Agreement subject to title research and District Engineer review for the Palma Sola Trace Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No Report

**B. District Engineer**

Not present

**C. District Manager**

Mr. Cox noted that the next regularly meeting was scheduled for September 24, 2015 at 1:30 p.m.

Mr. Cox opened a discussion regarding the area behind Ms. Boyaggi's house on the creek bank and her request to have new sod installed and for it to be maintained. He also noted that there were some small erosion areas on the slope of the bank. Mr. Gelman expressed his support for having the area re-sodded with St. Augustine grass and to ensure that there was adequate irrigation.

On a Motion by Mr. Ohlson, seconded by Mr. Gelman, with all in favor, the Board approved for the District Engineer and the HOA landscape committee to coordinate to have landscaping and erosion repairs on the creek bank behind the Boyaggi residence with a not-to-exceed amount of \$3,000 for the Palma Sola Trace Community Development District.

Mr. Cox handed out the latest version of the completed Reserve Study and the Board discussed its contents. Mr. Earlywine discussed the status of the easement work on the mason wall at Building #4 behind the condos. The Board determined that the Condo Association is to maintain the wall and that an easement needed to be developed.

Mr. Cox presented the monthly financial status and summary report as of June 30, 2015.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Gelman discussed a meeting held with the City regarding the conditional of the roadways in the community. A document was provided to the City, reflecting what Taylor Morrison had not completed. The City representatives said they would be consulting with Taylor Morrison, and would respond back by the end of August.

Mr. Gelman requested that staff expedite obtaining bids to repair the east and west banks on pond #7.

Mr. Gelman discussed the need to install some sort of barrier at Pond #1 to prevent someone with disabilities from accidentally going into the pond at the vicinity of the new bench, and requested that the District Engineer evaluate.

Mr. Gelman discussed the Oak trees trimming from the streetlights, and that he had authorized the work for \$1,775.

Mr. Gelman discussed the need for painting of the disconnect box for the pond #1 fountain, due to rust.

Mr. Gelman discussed the open request for mapping by Bellmore Electric indicating the amount of linear footage of conduit replaced.

Mr. Gelman discussed the request to have a light installed at the southern emergency gate, for safety purposes.

Mr. Gelman discussed the potential install of LED lights in the street lights, to provide a savings in energy consumption, and the proposed costs of the install. Mr. Cox requested that the board take a look at the emailed proposals.

Ms. Barr discussed algae issues in pond #2 along with trash on the bottom of ponds.

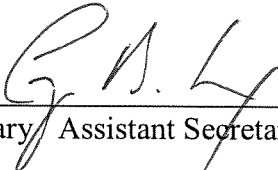
Ms. Mason noted that the web site still reflects Patrick Dooley as the HOA manager and it should be Mr. Alphonso.

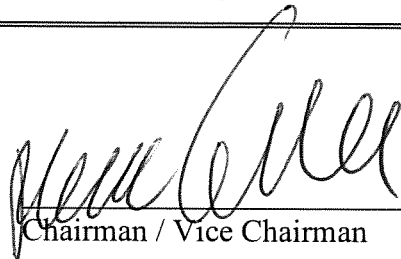
Mr. Ohlson requested that Eco Consultants and Aquagenix be represented at the next CDD meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Gelman, seconded by Ms. Barr, with all in favor, the Board adjourned the meeting at 4:12 p.m. for the Palma Sola Trace Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman