



**PALM BEACH PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
APRIL 19, 2017  
4:00 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.palmbeachplantationcdd.org](http://www.palmbeachplantationcdd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**PALM BEACH PLANTATION**  
**COMMUNITY DEVELOPMENT DISTRICT**

Palm Beach Plantation Clubhouse  
8751 Palm Beach Plantation Boulevard  
Royal Palm Beach, Florida 33411

**REGULAR BOARD MEETING**

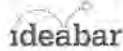
April 19, 2017

4:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. January 18, 2016 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. Update on Lake Stocking.....Page 5
  - 2. Consider Resolution No. 2017-02 – Adopting Fiscal Year 2017/2018 Proposed Budget.....Page 7
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

# The Palm Beach Post

Palm Beach Daily News



**PALM BEACH PLANTATION  
COMMUNITY DEVELOPEMNT  
DISTRICT  
FISCAL YEAR 2016/2017  
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Palm Beach Plantation Community Development District will hold Regular Meetings for Fiscal Year 2016/2017 at 4:00 p.m. at the Palm Beach Plantation Clubhouse located at 8751 Palm Beach Plantation Boulevard, Royal Palm Beach, Florida 33411, on:

- October 19, 2016
- November 30, 2016
- December 21, 2016
- January 18, 2017
- February 15, 2017
- March 15, 2017
- April 19, 2017
- May 17, 2017
- June 21, 2017
- July 19, 2017
- August 16, 2017
- September 20, 2017

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of agendas for any of the meetings may be obtained on the District's website or by contacting the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

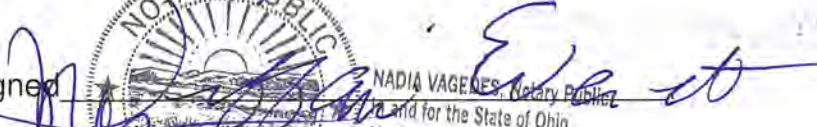
If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**PALM BEACH PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**  
www.palmbeachplantationcdd.org  
PUB: The Palm Beach Post  
10-3/2016 #656192

PALM BEACH PLANTATION CDD PROOF OF PUBLICATION STATE OF FLORIDA COUNTY OF PALM BEACH Before the undersigned authority personally appeared Tiffani Everett, who on oath says that she is Call Center Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertising for a Notice was published in said newspaper on First date of Publication 10/03/2016 and last date of Publication 10/03/2016 Affiant further says that the said The Post is a newspaper published at West Palm Beach, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she/he has neither paid nor promised any person, firm or corporation any discount rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Also published in Martin and St. Lucie Counties. MEETING SCHEDULE Ad ID: 1278671 Ad Cost: 282.08

Signed  NADIA VAGANES, Notary Public  
for and for the State of Ohio  
My Commission Expires Sept 2, 2019

Sworn to and subscribed before 10/04/2016.  
Who is personally known to me.

PALM BEACH PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 15, 2017

**A. CALL TO ORDER**

District Manager Richard Ellington called to order the Regular Board Meeting of the Palm Beach Plantation Community Development District of March 15, 2017, at 4:06 p.m. in the Palm Beach Plantation Clubhouse located at 8751 Palm Beach Plantation Boulevard, Royal Palm Beach, Florida 33411.

**B. PROOF OF PUBLICATION**

Mr. Ellington presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 3, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Present and constituting a quorum were Vice Chairman Dominick Mupo and Supervisors Richard Brackett, William Nalty and Richard Feltz.

Staff in attendance were District Managers Richard Ellington and Michael McElligott of Special District Services, Inc.; and District Counsel Gerald Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were George V. Santiago and Kirit Shah.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. January 18, 2017, Regular Board Meeting**

Mr. Ellington presented the minutes of the January 18, 2017, Regular Board Meeting and asked if there were any changes or corrections. Without comment, a **motion** was made by Mr. Nalty, seconded by Mr. Mupo that the minutes of the January 18, 2017, Regular Board Meeting be approved, as presented. That **motion** carried 4 to 0.

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

PALM BEACH PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 15, 2017

**H. NEW BUSINESS**

**1. Discussion Regarding the New Measuring Sticks for the Lakes**

Mr. Mupo indicated that it was his observation that there was no measuring stick in the lakes, particularly Magnolia Lake, adjacent to the L-5 Canal. He indicated that he would look to see if there were measuring sticks in both of the lakes where the weirs occurred.

Mr. Mupo **moved** and Mr. Feltz seconded that the Board authorize the installation of an additional measuring stick in Magnolia Lake, adjacent to the L-5 Canal. Upon being put to a vote, that **motion** carried 4 to 0.

**2. Consider Resolution No. 2017-01 – Electronic Approval Process and Authorized Signatories**

Mr. Ellington presented Resolution No. 2017-01, entitled:

**RESOLUTION NO. 2017-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Ellington indicated that there was a reorganization ongoing within the company of Special District Services and as a result, some of the signatories for check signing needed to be changed, including the fact that Mr. Ellington was retiring at the end of April. The Board designated Russ Warnet as the signatory on a **motion** from Mr. Mupo, seconded by Mr. Nalty, they approved such designation on a 4 to 0 vote.

Mr. Feltz asked if Mr. Ellington could obtain a report on the fish stocking and Mr. Ellington advised that he would.

Mr. Mupo asked about a fountain in the New Hope Lake. Mr. Ellington indicated that there had been an agreement entered into between the District and the HOA whereby the HOA would be responsible for installing any fountains that needed to be done. During the course of the discussion, it was determined that, to the best possible knowledge of all present, there had never been a fountain in that lake previously.

PALM BEACH PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 15, 2017

**I. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**J. BOARD MEMBER COMMENTS**

There were no comments from the Members of the Board.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Mupo, seconded by Mr. Feltz to adjourn the Regular Board Meeting at 4:25 p.m. That **motion** carried 4 to 0.

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Secretary/Asst. Secretary

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Chair/Vice Chair

**From:** Louis Palermo [<mailto:louis@superiorwaterway.com>]  
**Sent:** Monday, April 10, 2017 3:54 PM  
**To:** Richard Ellington <[REllington@sdsinc.org](mailto:REllington@sdsinc.org)>  
**Subject:** Re: PBP

I thought I did but this is what I wrote in my notes.

Dated March 30th, 2017

Inspection of each lake at Palm Beach Plantation for fish population and the results of the Gambusia, or Mosquito larva eating fish stocking.

After walking each lake bank and inspecting each body of water i have found the fish population as a whole, in very good shape. The Bass & Bream seem to be thriving in the lakes and the Gambusia are still visible along the shore lines and in the aquatic plantings where they seem to continue to produce fry.

After carefully inspecting of the shoreline for Mosquito & Midge Fly Larva, I can not find any larva along any shoreline or mixed in any aquatic plantings. The Gambusia seem to be making a difference.

At this time there is no need to be stocking any lakes with fish this season.

Thank you

Louis Palermo  
Executive Vice President of  
Sales & Operations  
Superior Waterway Services, Inc.  
O-(561) 844-0248  
F-(561) 844-9629  
M-(561) 756-1011

**From:** Louis Palermo [<mailto:louis@superiorwaterway.com>]

**Sent:** Tuesday, April 11, 2017 11:03 AM

**To:** Richard Ellington <[REllington@sdsinc.org](mailto:REllington@sdsinc.org)>

**Subject:** Re: PBP

123,000 Gambusia

Louis Palermo  
Executive Vice President of  
Sales & Operations  
Superior Waterway Services, Inc.  
O-(561) 844-0248  
F-(561) 844-9629  
M-(561) 756-1011



**RESOLUTION NO. 2017-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017/2018; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Palm Beach Plantation Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2017/2018 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2017 at 4:00 p.m. in the Palm Beach Plantation Clubhouse, 8751 Palm Beach Plantation Boulevard, Royal Palm Beach, Florida 33411, for the purpose of receiving public comments on the Proposed Fiscal Year 2017/2018 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 19<sup>th</sup> day of April, 2017.

**ATTEST:**

**PALM BEACH PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

Palm Beach Plantation  
Community Development District

**Proposed Budget For  
Fiscal Year 2017/2018  
October 1, 2017 - September 30, 2018**

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- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

# PROPOSED BUDGET

## PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018

OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
<b>REVENUES</b>	
O & M Assessments	100,631
Debt Assessments	478,836
Other Revenues	0
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 579,707</b>
Discounts For Early Payments	(23,179)
<b>TOTAL NET REVENUES</b>	<b>\$ 556,528</b>
<b>EXPENDITURES</b>	
Supervisor Fees	6,000
Payroll Taxes	480
Maintenance/Contingency	5,500
Engineering/Inspections	6,000
Management	32,376
Secretarial	4,200
Legal	8,500
Assessment Roll	3,000
Audit Fees	3,500
Arbitrage Calculation Report Fee	650
Insurance	6,700
Legal Advertisements	1,350
Miscellaneous	975
Postage	350
Office Supplies	700
Dues & Subscriptions	175
Trustee Fee	3,800
County Appraiser & Tax Collector Fee	11,589
Website Management	1,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 96,845</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 459,683</b>
Bond Payments	(459,683)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

Note: Fund Balance As Of 9-30-16: \$87,330

**DETAILED PROPOSED BUDGET**  
**PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	101,579	101,144	100,631	Expenditures Less Interest/.96
Debt Assessments	480,427	479,706	478,836	Bond Payments/.96
Other Revenues	3,000	0	0	
Interest Income	259	240	240	Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 585,265</b>	<b>\$ 581,090</b>	<b>\$ 579,707</b>	
Discounts For Early Payments	(21,549)	(23,234)	(23,179)	Four Percent Of Total Assessment Roll
<b>TOTAL NET REVENUES</b>	<b>\$ 563,716</b>	<b>\$ 557,856</b>	<b>\$ 556,528</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	5,000	6,000	6,000	No Change From 2016/2017 Budget
Payroll Taxes	383	480	480	Projected At 8 Percent Of Supervisor Fees
Maintenance/Contingency	0	5,500	5,500	No Change From 2016/2017 Budget
Engineering/Inspections	4,809	7,000	6,000	\$1,000 Decrease From 2016/2017 Budget
Management	31,500	31,716	32,376	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2016/2017 Budget
Legal	7,785	8,500	8,500	No Change From 2016/2017 Budget
Assessment Roll	3,000	3,000	3,000	No Change From 2016/2017 Budget
Audit Fees	3,500	3,500	3,500	Accepted Amount For 2016/2017 Audit
Arbitrage Calculation Report Fee	650	650	650	No Change From 2016/2017 Budget
Insurance	5,923	6,700	6,700	Insurance Company Estimate
Legal Advertisements	939	1,400	1,350	\$50 Decrease From 2016/2017 Budget
Miscellaneous	690	1,000	975	\$25 Decrease From 2016/2017 Budget
Postage	100	375	350	\$25 Decrease From 2016/2017 Budget
Office Supplies	443	725	700	\$25 Decrease From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Trustee Fee	3,709	3,800	3,800	No Change From 2016/2017 Budget
County Appraiser & Tax Collector Fee	2,530	11,617	11,589	Two Percent Of Total Assessment Roll
Website Management	1,500	1,000	1,000	No Change From 2016/2017 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 76,836</b>	<b>\$ 97,338</b>	<b>\$ 96,845</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 486,880</b>	<b>\$ 460,518</b>	<b>\$ 459,683</b>	
Bond Payments	(462,959)	(460,518)	(459,683)	2018 P & I Payments Less Earned Interest
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 23,921</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: Fund Balance As Of 9-30-16: \$87,330

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET  
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2017/2018  
OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	354	75	75	Interest For FY 2017/2018
NAV Tax Collection	462,959	460,518	459,683	2018 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 463,313</b>	<b>\$ 460,593</b>	<b>\$ 459,758</b>	
<b>EXPENDITURES</b>				
Principal Payments	240,000	250,000	260,000	Principal Payment Due In 2018
Interest Payments	225,368	210,593	199,758	Interest Payments Due In 2018
Extraordinary Principal Payments	20,000	0	0	Extraordinary Principal Payments
<b>Total Expenditures</b>	<b>\$ 485,368</b>	<b>\$ 460,593</b>	<b>\$ 459,758</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (22,055)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2014 Bond Refunding Information**

Original Par Amount =	\$5,940,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.940%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2014		
Maturity Date =	May 2029		

Original Principal Amount Due In May 2029: \$1,720,000  
Current Principal Amount Due In May 2029: \$1,680,000

## Palm Beach Plantation Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2014/2015 Assessment*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Projected Assessment*
O & M For Lot Size 45	\$ 124.11	\$ 171.46	\$ 169.18	\$ 168.57	\$ 167.72
<u>Debt For Lot Size 45</u>	<u>\$ 886.60</u>	<u>\$ 760.98</u>	<u>\$ 762.98</u>	<u>\$ 762.26</u>	<u>\$ 760.87</u>
<b>Total</b>	<b>\$ 1,010.71</b>	<b>\$ 932.44</b>	<b>\$ 932.16</b>	<b>\$ 930.83</b>	<b>\$ 928.59</b>
O & M For Lot Size 65+70	\$ 124.11	\$ 171.46	\$ 169.18	\$ 168.57	\$ 167.72
<u>Debt For Lot Size 65+70</u>	<u>\$ 987.38</u>	<u>\$ 845.21</u>	<u>\$ 847.43</u>	<u>\$ 846.62</u>	<u>\$ 845.08</u>
<b>Total</b>	<b>\$ 1,111.49</b>	<b>\$ 1,016.67</b>	<b>\$ 1,016.61</b>	<b>\$ 1,015.19</b>	<b>\$ 1,012.80</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

45 Foot Lots 326

65/70 Foot Lots 274

Total Units 600

45 Foot Lots Information

Total Units 326

Prepayments 1

Billed For Debt 325