



**PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

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

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

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

July 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. June 21, 2016 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Discussion Regarding Installing Lake Bank Plantings.....Page 6
- I. Administrative Matters
 - 1. Financial Report.....Page 7
- 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.

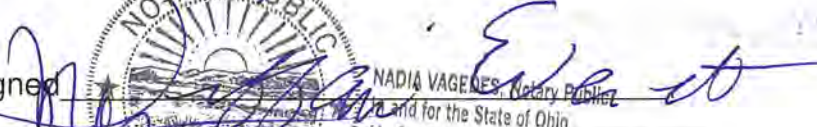
From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

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

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 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

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2017

A. CALL TO ORDER

District Manager Michael McElligott called to order the Regular Board Meeting of the Palm Beach Plantation Community Development District of June 21, 2017, at 4:00 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. McElligott 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 Chairman Russell Warnet, Vice Chairman Dominick Mupo and Supervisors Richard Brackett, William Nalty and Richard Feltz.

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

Also present was a member of the public, George Santiago.

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. April 19, 2017, Regular Board Meeting

Mr. McElligott presented the minutes of the April 19, 2017, Regular Board Meeting and asked if there were any changes or corrections.

A **motion** was then made by Mr. Mupo, seconded by Mr. Feltz that the minutes of the April 19, 2017, Regular Board Meeting be approved, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

Mr. McElligott then recessed the Regular Board Meeting and opened the Public Hearing.

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2017

G. PUBLIC HEARING

1. Proof of Publication

Mr. McElligott presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on June 1, 2017, and June 8, 2017, as legally required.

2. Receive Public Comment on Fiscal Year 2017/2018 Final Budget

There was no public comment on the Fiscal Year 2017/2018 Final Budget.

3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Final Budget

Mr. McElligott presented Resolution No. 2017-03, entitled:

RESOLUTION NO. 2017-03

**A RESOLUTION OF THE PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT ADOPTING A
FISCAL YEAR 2017/2018 BUDGET.**

Mr. Brackett asked Mr. McElligott several questions during the budget discussion, to wit:

He requested an explanation for the Trustee Fees charge. Mr. McElligott indicated that these charges were for the bank that holds the trustee accounts for all Bond related funds, as required by the Bond Indenture.

Mr. Brackett then asked for a way that the Board could be kept up on the District's fund balance on a more regular basis. Mr. Brackett was pleased that there was a fund balance reported on the budget, but would like to know the fund balance throughout the year. Mr. McElligott indicated that he would include a financial report as a regular agenda item for future meetings.

A **motion** was then made by Mr. Warnet, seconded by Mr. Brackett and passed unanimously to adopt Resolution No. 2017-03, as presented.

Mr. McElligott then closed the Public Hearing and reconvened the Regular Board Meeting.

H. OLD BUSINESS

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2017

Mr. Warnet brought up a discussion regarding lake shore stabilization, which had been discussed at previous meetings. Mr. Warnet explained that the neighborhood HOA had planted some shore stabilization plants at one test lake and they seem to be doing well. A question arose as to which entity could or should pay to expand the project; the HOA or the CDD? Mr. Knight explained that it is at the discretion of the CDD to do the project or to engage the HOA about doing the project, since the CDD is the owner of the storm water system. After some further discussion, it was decided to make this an agenda item for a future Board meeting. Mr. McElligott was asked to get a proposal for the project.

I. NEW BUSINESS

1. Discussion Regarding New FEMA Flood Maps

Mr. McElligott advised of his conversation with Mr. Ken Todd at the County who explained to him that the final maps have not yet been approved by FEMA. Mr. McElligott presented a preliminary map and reiterated that this map was not the final approved map by FEMA. The Board asked Mr. McElligott to check back with Mr. Todd before the next meeting for an update.

2. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Meeting Schedule

Mr. McElligott presented Resolution No. 2017-04, entitled:

RESOLUTION NO. 2017-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT, ESTABLISHING A REGULAR MEETING
SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE
TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND
PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Brackett, seconded by Mr. Warnet and passed unanimously to adopt Resolution No. 2017-04, as presented.

J. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

K. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2017

L. 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 4:55 p.m. That **motion** carried 5 to 0.

Secretary/Asst. Secretary

Chair/Vice Chair

Michael McElligott
Special District Services, Inc.
2501 A Burns Road
Palm Beach Gardens, FL 33410
Phone: (561) 630-4922

----- Forwarded message -----

From: Louis Palermo <louis@superiorwaterway.com>
Date: Jul 10, 2017 12:11 PM
Subject: Re: Palm Beach Plantation CDD
To: Michael McElligott <MMcElligott@sdsinc.org>
Cc:

good morning. I have inspected and measured out the 4 lakes, 6, 7, 8, 9, & 10 which all of the lakes do not currently have aquatic plantings on the shoreline. The other lakes all currently have aquatic plants in their designated areas,

I am providing figures for plantings to be planted 100% around each lake. This will give the BOD a worst case planting figure and we can work backwards from there. Each lake will have 3 species of plants, Pickerel Weed, Duck Potato and Spike Rush. The first 2 are flowering aquatics. Also they will be planted on 2 foot centers and the shelf will be 6 ft wide. Each of the lake below will have the total linear footage along with total number of plants and their cost based on a price of \$0.75/ plant installed.

6- 2400 linear ft- 4100 plants @ \$0.75/ plant = \$3075.00
7- 2400 linear ft -4100 plants @ \$0.75/ plant = \$3075.00
8- 2100 linear t -3600 plants @ \$0.75/ plant = \$2700.00
9- 1600 linear ft- 2780 plants @ \$0.75/ plant = \$2085.00
10- 2100 linear feet-3600 plants @ \$0.75/ plant = \$2700.00

All of these figures can be adjusted if the BOD doesn't want to plant 100% around each lake. Also the staff gauge for lake 5. I can install a post and measurement gauge and take the lake level numbers from the other gauges to have a basic idea what the elevations are or to be 100% accurate, I would need to contact a surveying company, they investigate the control elevations, come out and shoot new figures for the specific lake and they install the gauge. Out cost is the post, gauge, and labor. about \$400.00 The other would be the cost of the surveyor and their material cost which is unknown at the moment.

If they just need to see what the control numbers are we can probably get away with us just installing and reading the elevation numbers off the current gauges. I just need you to understand both applications.

Call me with any questions you may have

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

Palm Beach Plantation Community Development District
Budget vs. Actual
October 2016 through June 2017

	<u>Oct '16 - Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · O & M Assessments	100,347.11	101,144.00	-796.89	99.21%
363.810 · Debt Assessments	475,732.31	479,706.00	-3,973.69	99.17%
363.820 · Debt Assessment-Paid To Trustee	-454,271.56	-460,518.00	6,246.44	98.64%
363.831 · Discounts For Early Payments	-21,537.21	-23,234.00	1,696.79	92.7%
369.401 · Interest Income	173.54	240.00	-66.46	72.31%
Total Income	<u>100,444.19</u>	<u>97,338.00</u>	<u>3,106.19</u>	<u>103.19%</u>
Expense				
511.122 · Payroll Expense	306.00	480.00	-174.00	63.75%
511.131 · Supervisor Fee	4,000.00	6,000.00	-2,000.00	66.67%
511.305 · Maintenance/Contingency	19,930.00	5,500.00	14,430.00	362.36%
511.310 · Engineering	0.00	7,000.00	-7,000.00	0.0%
511.311 · Management Fees	23,787.00	31,716.00	-7,929.00	75.0%
511.312 · Secretarial Fees	3,150.00	4,200.00	-1,050.00	75.0%
511.315 · Legal Fees	4,651.38	8,500.00	-3,848.62	54.72%
511.318 · Assessment/Tax Roll	0.00	3,000.00	-3,000.00	0.0%
511.320 · Audit Fees	1,500.00	3,500.00	-2,000.00	42.86%
511.330 · Arbitrage Calculation Rprt Fee	650.00	650.00	0.00	100.0%
511.450 · Insurance	6,042.00	6,700.00	-658.00	90.18%
511.480 · Legal Advertisements	770.56	1,400.00	-629.44	55.04%
511.512 · Miscellaneous	630.82	1,000.00	-369.18	63.08%
511.513 · Postage and Delivery	68.09	375.00	-306.91	18.16%
511.514 · Office Supplies	324.65	725.00	-400.35	44.78%
511.515 · Website Management Fees	749.97	1,000.00	-250.03	75.0%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,708.75	3,800.00	-91.25	97.6%
511.735 · County Appraiser & Tax Coll Fee	6,815.30	11,617.00	-4,801.70	58.67%
Total Expense	<u>77,259.52</u>	<u>97,338.00</u>	<u>-20,078.48</u>	<u>79.37%</u>
Net Income	23,184.67	0.00	23,184.67	100.0%

Bank Balance As Of 6/30/17	\$ 118,717.46
Accounts Payable As Of 6/30/17	\$ 8,202.79
Accounts Receivable As Of 6/30/17	\$ -
Total Fund Balance As Of 6/30/17	\$ 110,514.67