



**PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
OCTOBER 18, 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

October 18, 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. September 20, 2017 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Discussion Regarding Installing Lake Bank Plantings & Lake 6 Erosion.....Page 5
 - 2. Discussion Regarding New FEMA Flood Maps.....Page 6
- H. New Business
 - 1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2017-2018 Amended Budget.....Page 8
- I. Administrative Matters
 - 1. Financial Report.....Page 13
- J. Board Members Comments
- K. Adjourn

Palm Beach Post, The
Sept. 28, 2017
Miscellaneous Notices

PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018 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 2017/2018 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 18, 2017 November 15, 2017 December 20, 2017 January 17, 2018 February 21, 2018 March 21, 2018 April 18, 2018 May 16, 2018 June 20, 2018 July 18, 2018 August 15, 2018 September 19, 2018 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 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 9-28/2017

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 20, 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 September 20, 2017, at 4:03 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 William Nalty, and Richard Brackett.

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

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions.

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. July 19, 2017, Regular Board Meeting

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

It was pointed out that under "Old Business" the word "plats" should have been "plants". Mr. McElligott made note to of the correction.

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A **motion** was then made by Mr. Nalty, seconded by Mr. Warnet that the minutes of the July 19, 2017, Regular Board Meeting be approved as amended, upon being put to a vote, the **motion** carried 4 to 0.

G. OLD BUSINESS

1. Discussion Regarding Installing Lake Bank Plantings for Stabilization

Mr. Warnet reported on his walk around with Mr. Palermo. The main lakes viewed with pressing issues were lakes 6, 7, 8, 9, and 11. Lake 6 specifically had additional erosion issues that Mr. Palermo indicated he will need additional help to fix. Mr. Palermo said the cost of that would come as additional proposal at a later date. The proposal presented to the board from the result of Mr. Palermo's walk through with Mr. Warnet would include all the planting cost only.

Mr. Brackett asked if there would be an increase to monthly maintenance cost. Mr. Warnet explained that Mr. Palermo indicated there may be some small increase for additional time spent keeping the new plants trimmed as they grow and mature.

Mr. Warnet asked if there was a way for the HOA to contribute to the cost of these improvements. Mr. McElligott indicated that the HOA could make a contribution directly to the CDD and then the CDD would pay for the cost of the improvements. Mr. Warnet indicated that he would speak to the HOA to inquire about their desire to contribute.

Mr. Brackett asked if the board could approve a Not to Exceed amount for the additional erosion repairs needed for Lake 6 that were coming as a later proposal. Mr. Brackett explained that this way, if the proposal came before the next meeting, the vendors could get started on the work sooner. Mr. McElligott indicated that yes, the board could make a motion to that effect. District Counsel Vanessa Steinerts asked Mr. McElligott to please send her a copy of any amended or new proposals regarding this matter so that she may look over it briefly before district management signs it.

With that Mr. Brackett made a **motion** to authorize CDD management to approve a Lake 6 additional erosion work proposal from Mr. Palermo with a Not to Exceed limit of \$6,000.00 after legal review, should that proposal come in before the next board meeting. There was a second by Mr. Warnet and that **motion** carried 4 to 0.

2. Discussion Regarding New FEMA Flood Maps

Mr. McElligott explained that there is still no further update, and that the new FEMA flood maps have not been finalized. Mr. Brackett asked if for the next meeting we could get an explanation of the different "Zones" listed on the online maps. Mr. McElligott said he would try to request some kind of explanation or chart from the engineer or someone

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 20, 2017

with professional knowledge of these maps and bring that information to the next meeting.

H. NEW BUSINESS

There were no new business items.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mr. Brackett asked Mr. McElligott if he recalled the large expense that was showing under the year to date maintenance line item causing it to be over budget for the current fiscal year. Mr. McElligott did not recall anything recent, so he would go back and check all the expenses for that item for the fiscal year when he got back to the office. Mr. McElligott said he would email the board as a whole what the expenses were related to.

J. BOARD MEMBER COMMENTS

Mr. Mupo thanked Mr. Warnet for operating the gates during Hurricane Irma. The system operated well and there was no appreciable flooding.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Mupo, seconded by Mr. Brackett to adjourn the Regular Board Meeting at 4:44 p.m. That **motion** carried 4 to 0.

Secretary/Asst. Secretary

Chair/Vice Chair

Discussion Regarding Installing Lake Bank Plantings & Lake 6 Erosion

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

LEGEND



SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.



FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.



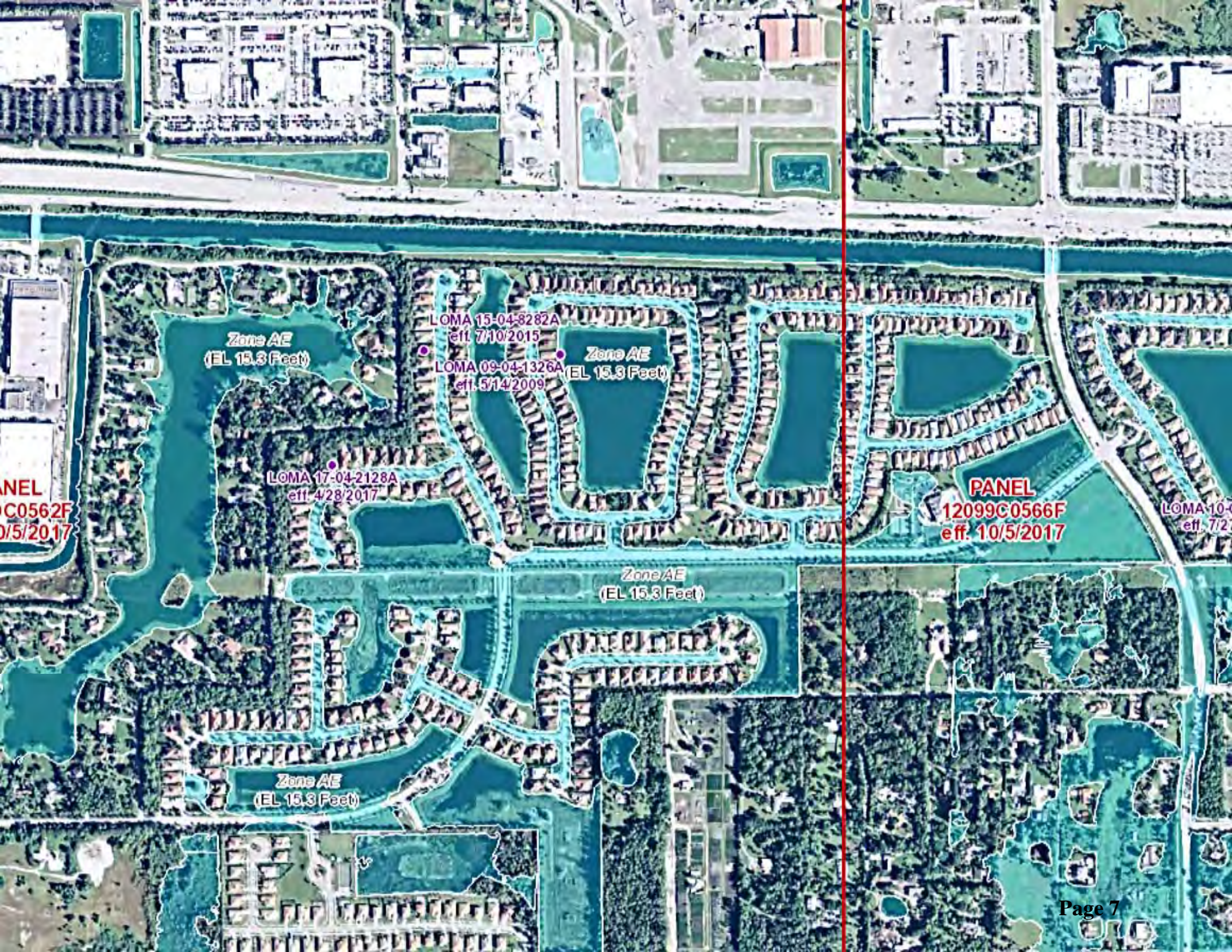
OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.



OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.



Zone AE
(EL 15.3 Feet)

LOMA 15-04-8282A
eff. 7/10/2015

LOMA 09-04-1326A
eff. 5/14/2009

Zone AE
(EL 15.3 Feet)

LOMA 17-04-2128A
eff. 4/28/2017

PANEL
12099C0566F
eff. 10/5/2017

PANEL
C0562F
eff. 10/5/2017

LOMA 10-04-1326A
eff. 7/2/2009

Zone AE
(EL 15.3 Feet)

Zone AE
(EL 15.3 Feet)

RESOLUTION NO. 2017-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Palm Beach Plantation Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 18th day of October, 2017.

ATTEST:

**PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Palm Beach Plantation
Community Development District

**Amended Final Budget For
Fiscal Year 2016/2017
October 1, 2016 - September 30, 2017**

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- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
O & M Assessments	101,144	101,215	101,215
Debt Assessments	479,706	480,005	480,005
Other Income	0	0	0
Interest Income	240	225	216
TOTAL REVENUES	\$ 581,090	\$ 581,445	\$ 581,436
EXPENDITURES			
Supervisor Fees	6,000	6,800	6,800
Payroll Taxes	480	520	520
Maintenance/Contingency	5,500	22,000	20,290
Engineering/Inspections	7,000	3,000	0
Management	31,716	31,716	31,716
Secretarial	4,200	4,200	4,200
Legal	8,500	8,000	6,390
Assessment Roll	3,000	3,000	3,000
Audit Fees	3,500	3,500	3,500
Arbitrage Calculation Report Fee	650	650	650
Insurance	6,700	6,042	6,042
Legal Advertisements	1,400	1,100	771
Miscellaneous	1,000	1,000	789
Postage	375	100	94
Office Supplies	725	475	440
Dues & Subscriptions	175	175	175
Trustee Fee	3,800	3,709	3,709
County Appraiser & Tax Collector Fee	11,617	6,815	6,815
Website Management	1,000	1,000	1,000
TOTAL EXPENDITURES	\$ 97,338	\$ 103,802	\$ 96,901
REVENUES LESS EXPENDITURES	\$ 483,752	\$ 477,643	\$ 484,535
Bond Payments	(460,518)	(463,018)	(463,018)
BALANCE	\$ 23,234	\$ 14,625	\$ 21,517
Discounts For Early Payments	(23,234)	(21,537)	(21,537)
EXCESS/ (SHORTFALL)	\$ -	\$ (6,912)	\$ (20)
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (6,912)	\$ (20)

FUND BALANCE AS OF 9/30/16	\$87,330
FY 2016/2017 ACTIVITY	(\$6,912)
FUND BALANCE AS OF 9/30/17	\$80,418

AMENDED FINAL BUDGET
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
Interest Income	75	660	652
NAV Tax Collection	460,518	463,018	463,018
Total Revenues	\$ 460,593	\$ 463,678	\$ 463,670
EXPENDITURES			
Principal Payments	250,000	250,000	250,000
Interest Payments	210,593	215,124	215,124
Extraordinary Principal Payments	0	20,000	20,000
Total Expenditures	\$ 460,593	\$ 485,124	\$ 485,124
Excess/ (Shortfall)	\$ -	\$ (21,446)	\$ (21,454)

FUND BALANCE AS OF 9/30/16	\$394,143
FY 2016/2017 ACTIVITY	(\$21,446)
FUND BALANCE AS OF 9/30/17	\$372,697

Notes

Reserve Fund Balance = \$236,573*. Revenue Fund Balance = \$136,124*.
Revenue Fund Balance To Be Used To Make 11/1/2017 Interest Payment
Of \$102,440 And Extraordinary Principal Payment Of \$15,000.

* Approximate Amounts

Series 2014 Bond Refunding Information

Original Par Amount =	\$5,940,000	Annual Principal Payments Due:
Interest Rate =	3.940%	May 1st
Issue Date =	March 2014	Annual Interest Payments Due:
Maturity Date =	May 2029*	May 1st & November 1st
Par Amount As Of 9/30/17 =	\$5,200,000	

* Original Principal Payment Amount Due In May 2029 = \$1,720,000
Current Principal Payment Amount Due In May 2029 = \$1,680,000

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

	<u>Oct '16 - Sep 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · O & M Assessments	101,215.26	101,144.00	71.26	100.07%
363.810 · Debt Assessments	480,005.47	479,706.00	299.47	100.06%
363.820 · Debt Assessment-Paid To Trustee	-463,018.00	-460,518.00	-2,500.00	100.54%
363.831 · Discounts For Early Payments	-21,537.21	-23,234.00	1,696.79	92.7%
369.401 · Interest Income	215.84	240.00	-24.16	89.93%
Total Income	<u>96,881.36</u>	<u>97,338.00</u>	<u>-456.64</u>	<u>99.53%</u>
Expense				
511.122 · Payroll Expense	520.20	480.00	40.20	108.38%
511.131 · Supervisor Fee	6,800.00	6,000.00	800.00	113.33%
511.305 · Maintenance/Contingency	20,290.00	5,500.00	14,790.00	368.91%
511.310 · Engineering	0.00	7,000.00	-7,000.00	0.0%
511.311 · Management Fees	31,716.00	31,716.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	6,390.38	8,500.00	-2,109.62	75.18%
511.318 · Assessment/Tax Roll	3,000.00	3,000.00	0.00	100.0%
511.320 · Audit Fees	3,500.00	3,500.00	0.00	100.0%
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	788.52	1,000.00	-211.48	78.85%
511.513 · Postage and Delivery	94.01	375.00	-280.99	25.07%
511.514 · Office Supplies	440.45	725.00	-284.55	60.75%
511.515 · Website Management Fees	999.96	1,000.00	-0.04	100.0%
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>96,901.13</u>	<u>97,338.00</u>	<u>-436.87</u>	<u>99.55%</u>
Net Income	<u>-19.77</u>	<u>0.00</u>	<u>-19.77</u>	<u>100.0%</u>

Bank Balance As Of 9/30/17	\$ 95,085.30
Accounts Payable As Of 9/30/17	\$ 7,775.07
Accounts Receivable As Of 9/30/17	\$ -
Total Fund Balance As Of 9/30/17	\$ 87,310.23