

PALM BAY

COMMUNITY DEVELOPMENT DISTRICT

October 17, 2019

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Palm Bay Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-Free (877) 276-0889

October 8, 2019

Board of Supervisors
Palm Bay Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Palm Bay Community Development District will hold a Regular Meeting on October 17, 2019 at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items
3. Consideration of Resolution 2020-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2018 and Ending September 30, 2019; and Providing for an Effective Date
4. Consideration of Straley Robin Vericker Proposal for District Counsel Services
5. Discussion: CDD Potentially Taking Over Boat Club
6. Update: Marina Seawall
7. Update: Beach Park
8. Consideration of Proposals for Kayak Canoe Storage Rack
 - A. EZ Dock
 - B. Paddle Products
9. Acceptance of Unaudited Financial Statements as of August 31, 2019
10. Approval of July 11, 2019 Public Hearing and Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Buchanan Ingersoll & Rooney PC*
 - B. District Engineer: *Landmark Engineering & Surveying Corp.*

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: January 9, 2020 at 9:00 A.M.
- QUORUM CHECK

Rob Bergman	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Spiros Margetis	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Joe Aschenbrenner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Anthony Richards	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Win Williamson	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE

12. Public Comments: Non-Agenda Items

13. Supervisors' Requests

14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2020-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PALM BAY COMMUNITY DEVELOPMENT DISTRICT RELATING
TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE
FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING
SEPTEMBER 30, 2019**

WHEREAS, on July 5, 2018, pursuant to Resolution 2018-05, the Board of Supervisors (hereinafter referred to as the “Board”) of the Palm Bay Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2018/2019; and

WHEREAS, the Board desires to amend the previously adopted Fiscal Year 2018/2019 budget.

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

Section 1. The Fiscal Year 2018/2019 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2019 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this ____ day of _____, 2019.

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2019
PREPARED OCTOBER 10, 2019**

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2019
PREPARED OCTOBER 10, 2019**

	FY '19 Actual Through 8/31/19	FY '19 Original Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY '19 Amended Budget
REVENUES					
Assessments	\$ 158,182	\$ 157,407	\$ (775)	\$ 775	\$ 158,182
Boat slip maintenance	21,001	-	(21,001)	21,001	21,001
Interest & miscellaneous	127	250	123	(123)	127
Total revenues	<u>179,310</u>	<u>157,657</u>	<u>(21,653)</u>	<u>21,653</u>	<u>179,310</u>
EXPENDITURES					
Professional					
Supervisors	3,230	5,383	2,153	-	5,383
Management	16,991	18,536	1,545	-	18,536
Audit	7,200	7,200	-	-	7,200
Legal	1,236	500	(736)	736	1,236
Postage	391	425	34	-	425
Meeting room	781	1,000	219	-	1,000
Insurance	6,406	6,500	94	(94)	6,406
Printing and binding	458	500	42	-	500
Legal advertising	1,821	1,500	(321)	321	1,821
Other current charges	772	800	28	-	800
Annual district filing fee	175	175	-	-	175
Wesbite	635	650	15	(15)	635
Tax bills	1,456	1,500	44	(44)	1,456
Total professional	<u>41,552</u>	<u>44,669</u>	<u>3,117</u>	<u>904</u>	<u>45,573</u>
Parks & recreation					
Boat lift repair and maintenance	1,500	5,000	3,500	-	5,000
Lake maintenance	3,342	2,500	(842)	842	3,342
Capital outlay - dock	29,649	50,000	20,351	-	50,000
Total parks & recreation	<u>34,491</u>	<u>57,500</u>	<u>23,009</u>	<u>842</u>	<u>58,342</u>
Access control					
Telephone - gate	2,906	3,000	94	182	3,182
Insurance - property & causality	2,389	2,500	111	(111)	2,389
Repairs & maintenance - gate	25,537	10,000	(15,537)	17,639	27,639
Landscape maintenance	20,234	15,000	(5,234)	7,347	22,347
Contingency	-	750	750	14,808	15,558
Capital outlay	3,807	2,500	(1,307)	1,307	3,807
Total access control	<u>54,873</u>	<u>33,750</u>	<u>(21,123)</u>	<u>41,172</u>	<u>74,922</u>
Roadway/signage/street lighting					
Electric utility service	13,528	13,000	(528)	3,222	16,222
Repairs and maintenance	1,634	3,000	1,366	(1,068)	1,932
Capital outlay	14,382	-	(14,382)	14,382	14,382
Total roadway/signage/street lighting	<u>29,544</u>	<u>16,000</u>	<u>(13,544)</u>	<u>16,536</u>	<u>32,536</u>
Other fees & charges					
Property appraiser	-	2,459	2,459	(2,459)	-
Tax collector	3,178	3,279	101	(101)	3,178
Total other fees & charges	<u>3,178</u>	<u>5,738</u>	<u>2,560</u>	<u>(2,560)</u>	<u>3,178</u>
Total expenditures	<u>163,638</u>	<u>157,657</u>	<u>(5,981)</u>	<u>56,894</u>	<u>214,551</u>
Excess/(deficiency) of revenues over/(under) expenditures	15,672	-	(15,672)	(35,241)	(35,241)
Fund balances - beginning	97,732	62,491	(35,241)	35,241	97,732
Fund balances - ending	<u>\$ 113,404</u>	<u>\$ 62,491</u>	<u>\$ (50,913)</u>	<u>\$ -</u>	<u>\$ 62,491</u>

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

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STRALEY ROBIN VERICKER

Attorneys At Law

1510 W. Cleveland St.
Tampa, Florida 33606
Tel: (813) 223-9400
Fax: (813) 223-5043

AUG 03 REC'D

Writer's Direct Dial: (813) 901-4945
Writer's E-mail: jvericker@srvlegal.com
www.srvlegal.com

August 2, 2019

Via Email and First Class Mail

Palm Bay Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Attn: Craig Wrathell, District Manager

**Re: Palm Bay Community Development District
Proposal for District Counsel Services**

Dear Craig:

Our law firm is pleased to have this opportunity to submit a proposal to serve as District Counsel for the Palm Bay Community Development District located in Hillsborough County. Our law firm's practice is focused on the representation of Community Development Districts ("CDD"). We currently represent approximately 90 CDDs located throughout west central Florida, and are intimately familiar with all phases of CDD operations, from formation, through the issuance of bonds and construction of capital infrastructure, the transition from developer to resident control upon build out of the community, and the ongoing representation of resident-controlled districts. In addition, we have also guided numerous CDDs during bond refundings in many of those communities.

With respect to legal fees and costs, we understand that the Board expects District Counsel to provide legal services in a cost effective and efficient manner. Because of the firm's extensive experience with CDDs and our familiarity with the various issues facing community development districts, we believe we can provide legal services efficiently and in a cost effective manner.

We are enclosing biographical information about the firm and our lawyers, which is also available on our firm's website at www.srvlegal.com. Our firm currently has five lawyers, one Registered Florida Bar paralegal and one legal assistant. We are also enclosing our firm's current rate sheet reflecting the firm's hourly rates for services, as well as a listing of the resident-controlled CDDs that our firm currently represents.

On behalf of the firm, we appreciate this opportunity to submit a proposal to serve as your District Counsel, with one of our attorneys serving as lead counsel, and look forward to meeting with you in the future.

Very truly yours,



John M. Vericker

JMV/blw
Enclosures

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About the Firm

Straley Robin Vericker is a commercial real estate law firm located in Tampa, Florida that practices primarily in the areas of community development district law, real estate law, and local government law. As a boutique law firm, the firm offers the sophistication of a large firm, with small firm economy and responsiveness. The firm represents approximately 90 community development districts or "CDDs" and assists clients with commercial real estate transactions throughout Central and Southwest Florida.

Areas of Practice

Community Development District and Local Government Law

Commercial Real Estate Law

MARK K. STRALEY

Experience:

Mark K. Straley has practiced law in Tampa, Florida since 1976, and is a shareholder in the law firm, *Straley Robin Vericker* (established 2004). For the past 20 years, Mark has focused his practice on the representation of community development districts (CDDs). He has written and lectured extensively on community development districts and enjoys a statewide reputation with respect to CDDs. Mark is *AV Rated*, the highest rating awarded by the *Martindale-Hubbell* law directory. He serves as lead counsel to numerous Community Development Districts represented by the firm. As one of the first CDD lawyers in Florida, Mark has many years of experience in all facets of special district and local government law, including the formation and operation of CDDs, construction of public infrastructure, issuance of tax exempt bonds, contracts and competitive bidding requirements, sunshine law, public records law, and real property law. In addition to his legal training, Mark also holds a masters degree in public administration. His graduate work focused on public finance, budgeting and the administration of local governments, including special districts.

Background:

Mark is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida*, and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide law firm, *Akerman Senterfitt* (1991-2004), and also practiced with the *Bush Ross* law firm (1981-1990) and *Holland & Knight* (1976-1980). [Admitted to The Florida Bar, December 1976]

Education:

- Kenyon College, A.B. *cum laude* with high honors in Political Science (1971)
- Wayne State University, M.P.A. (1973)
- University of Michigan Law School, J.D. *cum laude* (1976)

TRACY J. ROBIN

Experience:

Tracy J. Robin is a native of Tampa, Florida, and a shareholder in the law firm, *Straley Robin Vericker* (established 2004). He is *AV Rated*, the highest rating awarded by the *Martindale-Hubbell* law directory, and focuses his practice in real property, land use, and local government law. Tracy serves as lead counsel to numerous community development districts represented by the firm, and has extensive experience with the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, competitive bidding, and other aspects of local government law. Since 1991, he has served as General Counsel to the Hillsborough County City-County Planning Commission, an independent land planning agency created by the Florida legislature to provide comprehensive planning services for unincorporated Hillsborough County, and its three municipalities, the City of Tampa, the City of Temple Terrace, and Plant City, Florida. Tracy also has extensive experience in the area of real property law, which includes commercial real estate transactions, institutional mortgage lending, title insurance, workouts and foreclosure, landlord tenant law, and land use.

Background:

Tracy is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida*, and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide firm, *Akerman Senterfitt* (1991-2004), and practiced with *Moffitt, Hart & Herron* (1989-1990). [Admitted to The Florida Bar, April 1989] Before attending law school, he had a career in the title insurance industry (1975-1986), and served as the Branch Manager for the Tampa office of Lawyers Title Insurance Corporation.

Education:

- Mercer University, B.A. (Economics & History, 1975)
- Shepard Broad Law Center, Nova Southeastern University, J.D. (1989)

JOHN M. VERICKER

Experience:

John M. Vericker is a shareholder with *Straley Robin Vericker*, and has practiced with the firm since 2005. John is Board Certified in City, County and Local Government Law and he is *AV Rated*, the highest rating awarded by the Martindale-Hubbell law directory. His practice focuses primarily in local government, real property, and land use law. John serves as lead counsel to numerous community development districts represented by the firm, and has significant experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. John has also appeared in court and before various local government boards with respect to CDD issues. John also represents clients in commercial real estate transactions and foreclosure litigation.

Background:

John is a member of the Hillsborough County Bar Association, the Florida Bar Association, the Environmental and Land Use Law Section of the Florida Bar, the City, County and Local Government Law Section of the Florida Bar, and the Real Property Probate and Trust Law Section of the Florida Bar. He is also admitted to practice in the *United States District Court for the Middle District of Florida*. In May of 2009, John graduated from the Hillsborough County Bar Association Leadership Institute, and he served on the Hillsborough County Bar Association Leadership Institute Executive Committee from 2010-2011. [Admitted to the Florida Bar, September 2004] During law school, John served as a law clerk with the Pinellas County Attorney's Office. Prior to attending law school, John was a Senior Coordinator with Seminole County, Florida.

Education:

- University of Florida - Fisher School of Accounting
B.S. in Accounting (1997)
- University of Florida - School of Forest Resources and Conservation
Master of Forest Resources and Conservation, (1999)
- University of Florida – Levin College of Law
J.D. *cum laude* (2004)

VIVEK K. BABBAR

Experience:

Vivek K. Babbar is an associate with Straley Robin Vericker, and has practiced with the firm since March of 2014. Vivek serves as lead counsel to numerous community development districts represented by the firm, and has experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. Vivek has also appeared before various local government boards with respect to CDD issues.

Background:

Vivek is a member of the Hillsborough County Bar Association and the Florida Bar; he is also admitted to practice in the United States District Court for the Middle District of Florida. [Admitted to the Florida Bar in October 2013]

Education:

- University of Florida - B.A. in Anthropology (2010)
- University of Florida - Levin College of Law, J.D. cum laude (2013)

KRISTEN M. SCHALTER

Experience:

Kristen M. Schalter is an associate with Straley Robin Vericker and joined the firm in 2018. Kristen serves as assistant counsel to the firm's community development district practice.

Background:

Kristen is a member of the Hillsborough Bar Association and the Florida Bar, a member of the HCBA Young Lawyers Division, and a member of the Local Government Law and Real Property Probate and Trust Law Sections of the Florida Bar. During law school, Kristen served as a law clerk with the Florida Department of Agriculture, Universal Orlando Creative, and United Soccer Leagues, LLC. Kristen also served as an articles and notes editor for the FSU Journal of Land Use and Environmental Law and was a member of FSU Law's chapter of the Phi Delta Phi academic fraternity. Prior to attending law school, Kristen was a teacher in Osceola and Hillsborough Counties. [Admitted to the Florida Bar in September 2018]

Education:

- Grand Valley State University - B.A. in English Language and Literature (2008)
- Cornerstone University - M.A. in Teaching English to Speakers of Other Languages (2012)
- Florida State University College of Law - J.D. with Environmental Law Certificate (2018)

STRALEY ROBIN VERICKER

Current Standard Billing Rates:

Mark Straley - \$355 per hour

Tracy J. Robin- \$330/hour

John M. Vericker - \$305/hour

Vivek Babbar -- \$275/hour

Kristen Schalter -- \$250/hour

Lynn Butler, Paralegal - \$150/hour

Barbara Williams, Paralegal - \$100/hour

STRALEY ROBIN VERICKER
COMMUNITY DEVELOPMENT DISTRICTS

The following is a list of resident-controlled Community Development Districts we currently represent as district counsel.

1. Bahia Lakes Community Development District (Hillsborough County)
2. Ballantrae Community Development District (Pasco County)
3. Bridgewater of Wesley Chapel Community Development District (Pasco County)
4. Concord Station Community Development District (Pasco County)
5. Cory Lakes Community Development District (City of Tampa)
6. Country Walk Community Development District (Pasco County)
7. Diamond Hill Community Development District (Hillsborough County)
8. Grand Hampton Community Development District (City of Tampa)
9. The Groves Community Development District (Pasco County)
10. The Hammocks Community Development District (City of Tampa)
11. Harbourage at Braden River Community Development District (Manatee County)
12. Hawks Point Community Development District (Hillsborough County)
13. Heritage Harbor Community Development District (Hillsborough County)
14. Heritage Springs Community Development District (Pasco County)
15. K-Bar Ranch Community Development District (City of Tampa)
16. Lakeshore Ranch Community Development District (Pasco County)
17. Lexington Oaks Community Development District (Pasco County)
18. Live Oak I Community Development District (Hillsborough County)
19. Live Oak II Community Development District (Hillsborough County)
20. Longleaf Community Development District (Pasco County)
21. Meadow Pointe Community Development District (Pasco County)

22. Meadow Pointe III Community Development District (Pasco County)
23. Meadow Pointe IV Community Development District (Pasco County)
24. Mitchell Ranch Community Development District (Pasco County)
25. Northwood Community Development District (Pasco County)
26. Oakstead Community Development District (Pasco County)
27. Panther Trace Community Development District (Hillsborough County)
28. Panther Trace II Community Development District (Hillsborough County)
29. Park Place Community Development District (Hillsborough County)
30. The Preserve at Wilderness Lake Community Development District (Pasco County)
31. Riverbend West Community Development District (Hillsborough County)
32. Seven Oaks Community Development District (Pasco County)
33. South Fork CDD (Hillsborough County)
34. South Fork East CDD (Hillsborough County)
35. Spring Ridge Community Development District (Hernando County)
36. Sterling Hill Community Development District (Hernando County)
37. Stoneybrook South Community Development District (Osceola County)
38. Suncoast Community Development District (Pasco County)
39. Tara Community Development District (Manatee County)
40. Terra Bella Community Development District (Pasco County)
41. The Verandahs Community Development District (Pasco County)
42. Waterchase Community Development District (Hillsborough County)
43. WaterGrass Community Development District I (Pasco County)
44. Waters Edge Community Development District (Pasco County)

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

8A

EZ DOCK OF TAMPA,LLC.
1600 EAST BUSCH BLVD
813-917-0331
TAMPA FL 33612
United States



THE LAST DOCK YOU WILL EVER NEED.

PALM BAY CDD
5803 CAY COVE CT
TAMPA FL 33615

ESTIMATE # 10321
ESTIMATE Date March 11, 2019
ESTIMATE Total (USD) \$9,257.22

Item	Description	Unit Cost	Quantity	Line Total
200900	PER KAYAK PERSONAL KAYAK LAUNCH	1,600.00	1	1,600.00
208010-80"	80"X10' DOCK SECTION	1,950.00	1	1,950.00
301100-BNE	BONE CONNECTOR SET	55.00	6	330.00
130350-PB	STANDARD POLY PIPE BRACKET	125.00	2	250.00
7778	PIPE/PVC/CAP	125.00	2	250.00
GEN5-3616	GEN 5 36"X20' ALUMINUM GANGWAY WITH ALUMINUM DECKING,ALUMINUM RAILS,ROLLER,DOCK HINGE PLATE (NON ADA)	4,200.00	1	4,200.00
	INSTALL AND DELIVERY	900.00	1	900.00

Subtotal 9,480.00
Discount - 10% -948.00
Sales Tax (SALES TAX) 725.22
8.5%
ESTIMATE Total (USD) \$9,257.22

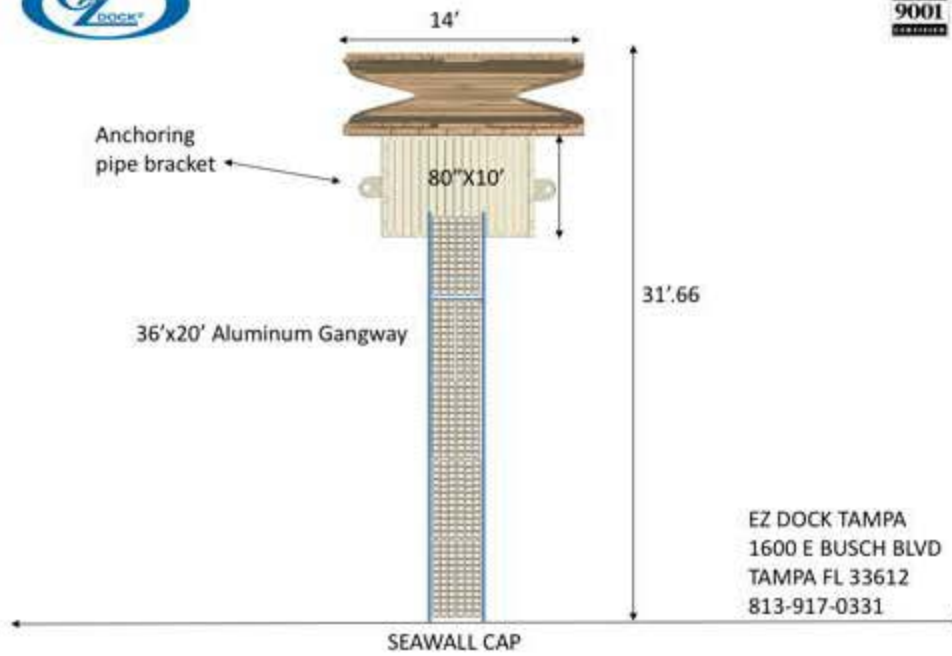
Terms

EZ DOCKS COME WITH A 8 YEAR FACTORY WARRANTY.
LABOR IS NOT COVERED.
ALL QUOTE PRICES ARE GOOD FOR 30 DAYS.

THANK YOU FOR YOUR BUSINESS OPPORTUNITY.

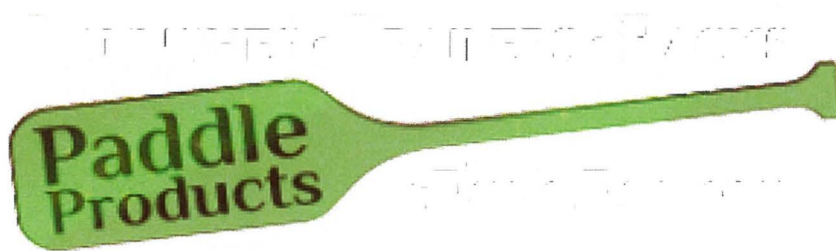


PALM BAY



PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

8B



(paddle-products/)

 MY CART (0)

[:dockdoctors.foxycart.com/cart?](https://dockdoctors.foxycart.com/cart?)

CHECKOUT

[dockdoctors.foxycart.com/cart?
&cart=checkout](https://dockdoctors.foxycart.com/cart?&cart=checkout)

Search Site...

[CONTACT US \(contact-us-paddle-products.html\)](https://dockdoctors.com/contact-us-paddle-products.html)

[FREE CATALOG \(http://thedockdoctors.com/free-paddle-products-catalog.html\)](https://dockdoctors.com/free-paddle-products-catalog.html)

1-800-870-6756 (tel:8008706756)

MENU

[Home \(https://thedockdoctors.com/\)](https://thedockdoctors.com/) > [Paddle Products \(paddle-products/\)](https://dockdoctors.com/paddle-products/) > [Storage Racks \(storage-racks.html\)](https://dockdoctors.com/storage-racks/) > [Freestanding Storage Racks \(freestanding-storage-rack/\)](https://dockdoctors.com/freestanding-storage-rack/) > [6-Craft Double-Sided Rack \(kayak-canoe-storage-rack-double-sided.html\)](https://dockdoctors.com/kayak-canoe-storage-rack-double-sided.html)



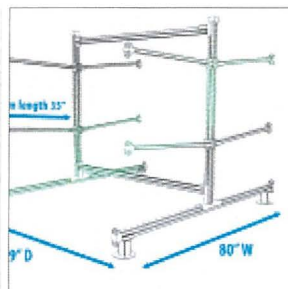
([6-craft double-sided storage rack \(Aluminum\)](https://dockdoctors.com/images/products/storage-racks/storage-rack-double-aluminum-1.jpg))
([images/products/storage-racks/storage-rack-double-aluminum-1.jpg](https://dockdoctors.com/images/products/storage-racks/storage-rack-double-aluminum-1.jpg))



Additional Images:



(images/products/storage-racks/storage-rack-double-aluminum-2.jpg)



(images/products/storage-racks/Double-Sided-Rack.gif)



(images/products/storage-racks/storage-rack-double-aluminum-2019-1.jpg)



(images/products/storage-racks/storage-rack-end-caps-2.jpg)

Optional Accessories:



(dock-mounted-kayak-canoe-roller-universal.html) Dock Mounted Kayak Canoe Roller



(malone-load-strap.html) Malone Load Strap



(additional-arms-for-storage-racks.html) Additional Arms - Residential Rack



(adjustable-feet-for-kayak-storage-rack.html) Adjustable Feet

Storage Rack

6-craft storage rack for kayaks & canoes

Please choose your option

6-craft double-sided storage rack (aluminum) \$899

\$899

ADD TO CART

Overview

Details

Dimensions

Shipping

Reviews

Freestanding, 6-craft storage rack for kayaks, canoes, (SUP) stand-up paddleboards, sailboats, and other small crafts. Marine-grade aluminum frame with adjustable height arms. Available in standard aluminum or black powder-coated finish.

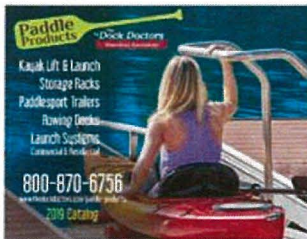


NOTE: if ordering 4 or more racks, please contact us to order. We can palletize your boxes and save on shipping costs.

We can customize any of our racks for your specific needs.

Also available in:

- 3-Craft Single-Sided ([kayak-canoe-storage-rack-single-sided.html](#))
- 3-Craft Mini-Rack ([kayak-canoe-storage-rack-mini-3-craft.html](#))
- Commercial /Municipal Storage Rack ([commercial-municipal-storage-racks.html](#))
- Wall-mounted ([wall-mounted-storage-racks.html](#))
- Dock mounted ([dock-mounted-storage-rack/](#))



(pdfs/Dock-Doctors-

Paddle-Products.pdf)

 Free Catalog ([pdfs/Dock-Doctors-Paddle-Products.pdf](#))



Dock & Paddle Products by The Dock Doctors

About Us ([about-us-paddle-products.html](#))

Contact Us ([contact-us-paddle-products.html](#))



Locations ([paddle-product-display-locations.html](#))

Shipping Costs ([shipping-costs.html](#))

FREE Catalog ([free-paddle-products-catalog.html](#))

Site Map ([site-map.html](#))

Tel: 800-870-6756 | Fax: 802-877-3147 | info@thedockdoctors.com
(mailto:info@thedockdoctors.com)

 (contact-us.html) 

(https://www.youtube.com/channel/UCDE6XVBEQkk_Bb1r6i)

 (<https://www.facebook.com/thedockdoctors>)

(<http://www.eternitywebdev.com>)

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

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**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2019**

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2019**

	Major Funds	Total Governmental
	General	Funds
ASSETS		
Cash	\$ 115,962	\$ 115,962
Investments	488	488
Accounts receivable	250	250
Teco deposit	430	430
Total assets	<u>\$ 117,130</u>	<u>\$ 117,130</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Lease deposit refundable	\$ 2,700	\$ 2,700
Due to other funds		
Enterprise	1,026	1,026
Total liabilities	<u>3,726</u>	<u>3,726</u>
Fund Balances:		
Unassigned	113,404	113,404
Total fund balances	<u>113,404</u>	<u>113,404</u>
Total liabilities and fund balance	<u>\$ 117,130</u>	<u>\$ 117,130</u>

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ 158,182	\$ 157,407	100%
Boat slip maintenance	-	21,001	-	N/A
Interest & miscellaneous	6	127	250	51%
Total revenues	6	179,310	157,657	114%
EXPENDITURES				
Professional				
Supervisors	646	3,230	5,383	60%
Management	1,545	16,991	18,536	92%
Audit	-	7,200	7,200	100%
Legal	242	1,236	500	247%
Postage	88	391	425	92%
Meeting room	-	781	1,000	78%
Insurance	-	6,406	6,500	99%
Printing and binding	42	458	500	92%
Legal advertising	-	1,821	1,500	121%
Other current charges	55	772	800	97%
Annual district filing fee	-	175	175	100%
Website	-	635	650	98%
Tax bills	-	1,456	1,500	97%
Total professional	2,618	41,552	44,669	93%
Parks & recreation				
Boat lift repair and maintenance	-	1,500	5,000	30%
Lake maintenance	205	3,342	2,500	134%
Capital outlay - dock	22,259	29,649	50,000	59%
Total parks & recreation	22,464	34,491	57,500	60%
Access control				
Telephone - gate	275	2,906	3,000	97%
Insurance - property & causality	-	2,389	2,500	96%
Repairs & maintenance - gate	2,402	25,537	10,000	255%
Landscape maintenance	999	20,234	15,000	135%
Contingency	-	-	750	0%
Capital outlay	-	3,807	2,500	0%
Total access control	3,676	54,873	33,750	163%
Roadway/signage/street lighting				
Electric utility service	1,357	13,528	13,000	104%
Repairs and maintenance	135	1,634	3,000	54%
Capital outlay	-	14,382	-	N/A
Total roadway/signage/street lighting	1,492	29,544	16,000	185%

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	-	2,459	0%
Tax collector	-	3,178	3,279	97%
Total other fees & charges	-	3,178	5,738	55%
Total expenditures	30,250	163,638	157,657	104%
 Excess/(deficiency) of revenues over/(under) expenditures	 (30,244)	 15,672	 -	
 Fund balances - beginning	 143,648	 97,732	 62,491	
Fund balances - ending	<u>\$ 113,404</u>	<u>\$ 113,404</u>	<u>\$ 62,491</u>	

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPRIETARY FUND
STATEMENT OF NET POSITION
AUGUST 31, 2019**

ASSETS	<u>Balance</u>
Current assets:	
Cash - SunTrust	\$ 131,792
Accounts receivable - (net of allowances for uncollectible)*	20,621
Due from governmental funds	<u>1,026</u>
Total current assets	<u>153,439</u>
Noncurrent assets:	
Utility plant and improvements	171,505
Less accumulated depreciation	<u>(171,505)</u>
Total capital assets, net of accumulated depreciation	<u>-</u>
Total noncurrent assets	<u>-</u>
Total assets	<u>153,439</u>
LIABILITIES	
Current liabilities:	
Customer deposits payable	<u>8,575</u>
Total liabilities	<u>8,575</u>
NET POSITION	
Unrestricted	<u>144,864</u>
Total net position	<u>\$ 144,864</u>

*The District is currently waiting on the water & sewer vendor to confirm A/R amounts and amounts collected but not yet remitted to the District.

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPRIETARY FUND
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
FOR THE PERIOD ENDED AUGUST 31, 2019**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
OPERATING REVENUES				
Assessment levy	\$ -	\$ 15,931	\$ 15,850	101%
Charges for sales and services:				
Water & sewer*	7,852	99,162	110,000	90%
Interest	5	52	10	520%
Total operating revenues	<u>7,857</u>	<u>115,145</u>	<u>125,860</u>	91%
OPERATING EXPENSES				
Water & sewer - county	8,833	86,876	95,767	91%
Maintenance costs	2,853	35,584	15,000	237%
Other current charges	164	1,905	850	224%
Total operating expenses	<u>11,850</u>	<u>124,365</u>	<u>111,617</u>	111%
Operating income	<u>(3,993)</u>	<u>(9,220)</u>	<u>14,243</u>	-65%
NONOPERATING REVENUES/(EXPENSES)				
Property appraiser	-	-	(238)	0%
Tax collector	-	(320)	(317)	101%
Total nonoperating revenues/(expenses)	<u>-</u>	<u>(320)</u>	<u>(555)</u>	58%
Change in net position	(3,993)	(9,540)	13,688	
Total net position - beginning	148,857	154,404	156,784	
Total net position - ending	<u>\$ 144,864</u>	<u>\$ 144,864</u>	<u>\$ 170,472</u>	

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

10

DRAFT

**MINUTES OF MEETING
PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Palm Bay Community Development District held a Public Hearing and Regular Meeting on July 11, 2019 at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677.

Present and constituting a quorum were:

Rob Bergman	Chair
Joe Aschenbrenner	Vice Chair
Win Williamson	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Grau (via telephone)	Grau & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:18 a.m. Supervisors Bergman, Aschenbrenner and Williamson were present, in person. Supervisors Richards and Margetis were not present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2018,
Prepared by Grau and Associates**

Mr. Grau presented the Audited Financial Report for Fiscal Year Ended September 30, 2018. There were no findings, irregularities or instances of noncompliance; it was a clean audit.

In response to a Board Member's question, Mr. Adams stated "Boat slip revenue" was received as a result of the sale of two boat slips and the CDD no longer owns boat slips.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2019-05,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended
September 30, 2018**

**On MOTION by Mr. Williamson and seconded by Mr. Bergman, with all in
favor, Resolution 2019-05, Hereby Accepting the Audited Financial Report for
the Fiscal Year Ended September 30, 2018, was adopted.**

FIFTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2019/2020 Budget**

A. Proof/Affidavit of Publication

The proof of publication was provided for informational purposes.

**B. Consideration of Resolution 2019-06, Relating to the Annual Appropriations and
Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending
September 30, 2020; Authorizing Budget Amendments; and Providing an Effective
Date**

Mr. Adams reviewed the proposed Fiscal Year 2020 budget and stated it was unchanged since the April meeting. Assessments would remain the same year-over-year. Unspent budgeted funds for the fiscal year for special projects, including the sea wall and the beach park, would accumulate in fund balance. Discussion ensued regarding methods and goals for building the fund balance for special projects and emergency repairs. Although hurricane roadway cleanup would be a CDD-recognized expense, which may be reimbursable by Federal Emergency Management Agency (FEMA) grants, the process could take up to two years. Discussion ensued regarding seawall durability and construction methods.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Aschenbrenner and seconded by Mr. Bergman, with all in favor, Resolution 2019-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2019-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2019-07.

On MOTION by Mr. Williamson and seconded by Mr. Bergman, with all in favor, Resolution 2019-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date

Mr. Adams presented Resolution 2019-08.

On MOTION by Mr. Aschenbrenner and seconded by Mr. Williamson, with all in favor, Resolution 2019-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Update: Marina Seawall**

Mr. Bergman stated that payment was made to MB Marine Construction (MBMC). The survey was completed and the permits were pending. Mr. Adams stated that permit applications were sent to MBMC for submission. Mr. Berman stated logistics would be coordinated when the permits are received. The seawall would be backfilled with concrete, with a top layer of soil.

NINTH ORDER OF BUSINESS**Update: Boat Lift**

Mr. Bergman reported the following:

➤ Boat Lift Remote Control System: The project was nearly completed. After the remotes are installed and activated, residents would need to be instructed on how to use the remote with the boat lift. Motors, protective rooflines, boxes and wiring were installed. The tethered wiring that moves with the motor showed wear and would eventually require replacement. An aluminum roof would not be installed above the boat lift; therefore, the funds would be credited back to the District and a more attractive option may be considered in the future.

Regarding information posted in the marina, Mr. Adams stated it was best to list his contact information and he could forward inquiries to the Board.

➤ Boat Lift Remote Control System (continued): A timer was installed.

Discussion ensued regarding onboarding new residents and the division of responsibilities, creating a document and/or instructional video which could be posted on the HOA and CDD websites or emailed to residents, whether a second motor made it possible to increase the weight limit, necessary boat lift area repairs and/or replacements, obtaining quotes. Regarding weight limit and boat length, Mr. Adams stated he would email the rules to

Mr. Bergman to edit, as necessary, and include the new lift procedures. Something in writing should be obtained from FHS or MBMC, if larger boats could be accommodated.

TENTH ORDER OF BUSINESS

Update: Beach Park

Mr. Bergman stated there was no progress to report. Discussion ensued regarding easements, quotes and contractors. A Board Member suggested completing the park in phases, beginning with the previously approved projects. Mr. Adams stated \$35,000 was budgeted. Discussion ensued regarding outstanding proposals, surveys, seawall construction and the kayak launch proposals and permits, including the options to rebuild as originally constructed versus sturdier, more expensive construction. Mr. Adams stated the aluminum gangway for kayaks, with a handrail along one side, would likely be hinged at the seawall with a floating dock that rises and falls with the tide, and may require a permit.

Update: Sidewalks and Streets

This item was an addition to the agenda.

Mr. Williamson stated that sidewalks were completed; however, the corners were cracking because, while they are supposed to be built 4" deep, they were less than ½" deep. Damage resulted from mail trucks, especially at the corners of driveways. The contractor did a great job with the pavers at the front entrance. Discussion ensued regarding raising the pavers to address the water, installing an access pipe or filler and/or raising the plate.

Update: Pressure Washing

This item was an addition to the agenda.

Mr. Williamson stated the pressure washing proposal was received. The budget was \$3,000 and the \$2,900 quote did not include the curbing around the islands or the gutters outside the gate. He thought all should be cleaned at the same time, which would bring the cost to \$3,200. The Board agreed the price was acceptable and that pressure washing needed to be done each year or every other year. Mr. Aschenbrenner voiced his opinion that the French drains were slimy and slippery. Mr. Adams stated it may make sense to spot treat slip and fall areas right away and pressure wash the entire community in the fall; if the entire community could be done every October, it may last an entire year. Mr. Williamson stated the

proposal included the permit for utilizing fire hydrant water versus homeowners' water. All agreed the price was acceptable and that the proposal should include the pad above the lift station. Mr. Williamson asked whether the Board has the authority to do this since the final price would be over the budgeted \$3,000. Mr. Adams replied affirmatively.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of May 31, 2019**

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2019. The financials were accepted.

TWELFTH ORDER OF BUSINESS**Approval of April 11, 2019 Regular Meeting Minutes**

Mr. Adams presented the April 11, 2019 Regular Meeting Minutes.

On MOTION by Mr. Aschenbrenner and seconded by Mr. Williamson, with all in favor, the April 11, 2019 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *Buchanan Ingersoll & Rooney PC***

There being no report, the next item followed.

B. District Engineer: *Landmark Engineering & Surveying Corp.*

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC***• 176 Registered Voters in District as of April 15, 2019**

There were 176 registered voters residing within the District as of April 15, 2019.

FOURTEENTH ORDER OF BUSINESS**Public Comments: Non-Agenda Items**

There being no public comments, the next item followed.

206

207 **FIFTEENTH ORDER OF BUSINESS****Supervisors' Requests**

208

209 Discussion ensued regarding the Boat Club. Funds were sent to keep the corporation
210 active and it was decided that, since the HOA would take over invoicing dues, the CDD would
211 not continue assessing for dues. In response to the question of whether the CDD could obtain a
212 type of loan not available to the Boat Club for a boat dock, Mr. Adams stated that the CDD must
213 own any improvements it constructs. An easement would be a logistical issue since 100%
214 consensus would be required. Mr. Bergman disagreed and stated he read the Boat Club's
215 original charter; he would forward it to Mr. Adams. Discussion ensued regarding the Boat Club's
216 ability to collect fees and maintain boat docks, the possibility of installing new boat slips, Boat
217 Club functions, ownership of the gangway and fingers and owners' rights.

218 Mr. Bergman noted a sewage odor by the front gate. Mr. Adams stated he would have
219 U.S. Filter look into it, there may be a need to clean a grease filter. Issues related to water
220 billing and the website were addressed.

221

222 **SIXTEENTH ORDER OF BUSINESS****Adjournment**

223

224 There being nothing further to discuss, the meeting adjourned.

225

226 **On MOTION by Mr. Aschenbrenner and seconded by Mr. Williamson, with all**
227 **in favor, the meeting adjourned at 10:44 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

11C

PALM BAY COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE		
LOCATION		
<i>Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 10, 2019 CANCELED	Regular Meeting	9:00 AM
October 17, 2019	Regular Meeting	9:00 AM
January 9, 2020	Regular Meeting	9:00 AM
April 9, 2020	Regular Meeting	9:00 AM
July 9, 2020	Public Hearing & Regular Meeting	9:00 AM