

PALM BAY

COMMUNITY DEVELOPMENT DISTRICT

January 9, 2025

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

January 2, 2025

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 January 9, 2025 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. Administration of Oath of Office to Newly Elected Supervisor, Joseph Timberlake [SEAT 4] *(the following to be provided in a separate package)*
 - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Ratification of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2025-03, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for An Effective Date
6. Acceptance of Unaudited Financial Statements as of November 30, 2024
7. Approval of Meeting Minutes
 - A. November 14, 2024 Landowners' Meeting Minutes
 - B. November 14, 2024 Regular Meeting Minutes

8. Staff Reports

- A. District Counsel: *Straley Robin Vericker*
- B. District Engineer: *Landmark Engineering & Surveying Corp.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: April 10, 2025 at 9:00 AM
 - QUORUM CHECK

SEAT 1	ROB BERGMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SPEROS MARGETIS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOE ASCHENBRENNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOSEPH TIMBERLAKE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	WIN WILLIAMSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO


9. Public Comments: Non-Agenda Items

10. Supervisors' Requests

11. 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
PARTICIPANT PASSCODE: 229 774 8903

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BAY COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Palm Bay Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective November 14, 2024:

Robert Bergman is elected Chair

Joseph Aschenbrenner is elected Vice Chair

Speros Margetis is elected Assistant Secretary

Win Williamson is elected Assistant Secretary

Joseph Timberlake is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of November 14, 2024:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chesley (Chuck) E. Adams, Jr. is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

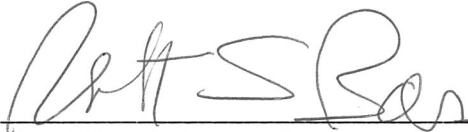
PASSED AND ADOPTED THIS 14TH DAY OF NOVEMBER, 2024.

ATTEST:

**PALM BAY COMMUNITY DEVELOPMENT
DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors



PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BAY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on July 28, 2023, the Board of Supervisors (“Board”) of the Palm Bay Community Development District (“District”), adopted a Budget for Fiscal Year 2023/2024; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2023/2024.

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

Section 1. The Fiscal Year 2023/2024 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, 2024 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 9th day of January, 2025.

ATTEST:

**PALM BAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024**

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2024**

	Actual Through 9/30/2024	Adopted Budget FY 2024	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
REVENUES					
Assessment	\$ 185,958	\$ 184,556	\$ (1,402)	\$ 1,402	\$ 185,958
Interest & miscellaneous	40	250	210	(210)	40
Total revenues	<u>185,998</u>	<u>184,806</u>	<u>(1,192)</u>	<u>1,192</u>	<u>185,998</u>
EXPENDITURES					
Professional & administrative fees					
Supervisors	2,584	5,383	2,799	(2,799)	2,584
Management	18,536	18,536	-	-	18,536
Audit	7,200	7,200	-	-	7,200
Legal	1,711	2,000	289	(289)	1,711
Postage	567	425	(142)	142	567
Meeting room	942	1,000	58	(58)	942
Insurance	7,938	8,000	62	(62)	7,938
Printing and binding	548	548	-	-	548
Legal advertising	1,970	2,000	30	(30)	1,970
Other current charges	1,011	800	(211)	25,211	26,011
Annual district filing fee	175	175	-	-	175
Website	705	705	-	-	705
ADA website compliance	-	205	205	(205)	-
Tax bills	-	675	675	(675)	-
Total professional & administrative fees	<u>43,887</u>	<u>47,652</u>	<u>3,765</u>	<u>21,235</u>	<u>68,887</u>
Parks and recreation services					
Boat lift repair and maintenance	15,844	6,000	(9,844)	9,844	15,844
Lake maintenance	3,427	2,500	(927)	927	3,427
2022 Note repayment	44,483	44,575	92	(92)	44,483
Total parks and recreation	<u>63,754</u>	<u>53,075</u>	<u>(10,679)</u>	<u>10,679</u>	<u>63,754</u>
Access Control/Entry					
Telephone - gate	3,601	3,000	(601)	601	3,601
Insurance - property and casualty	4,406	3,600	(806)	806	4,406
Repair and maintenance - gate	39,904	28,000	(11,904)	11,904	39,904
Landscape maintenance	17,267	16,000	(1,267)	1,267	17,267
Capital outlay	-	3,000	3,000	(3,000)	-
Contingency	138	750	612	(612)	138
Total access control	<u>65,316</u>	<u>54,350</u>	<u>(10,966)</u>	<u>10,966</u>	<u>65,316</u>

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2024**

	Actual Through 9/30/2024	Adopted Budget FY 2024	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
Roadway/signage/street lighting					
Electric utility service	22,881	14,000	(8,881)	8,881	22,881
Repairs and maintenance	2,205	3,000	795	(795)	2,205
Total roadway/signage/street lighting	<u>25,086</u>	<u>17,000</u>	<u>(8,086)</u>	<u>8,086</u>	<u>25,086</u>
Other fees & charges					
Property appraiser & tax collector	2,223	6,729	4,506	(4,506)	2,223
Total other fees & charges	<u>2,223</u>	<u>6,729</u>	<u>4,506</u>	<u>(4,506)</u>	<u>2,223</u>
Total expenditures and other charges	<u>200,266</u>	<u>178,806</u>	<u>(21,460)</u>	<u>46,460</u>	<u>225,266</u>
Excess/(deficiency) of revenues over/(under) expenditures	(14,268)	6,000	20,268	(45,268)	(39,268)
Fund balance - beginning	83,874	102,954	19,080	(19,080)	83,874
Fund balance - ending	<u>\$ 69,606</u>	<u>\$ 108,954</u>	<u>\$ 39,348</u>	<u>\$ (64,348)</u>	<u>\$ 44,606</u>

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2024**

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2024**

	<u>Major Funds</u>	<u>Total Governmental Funds</u>
	<u>General</u>	<u>Funds</u>
ASSETS		
Cash	\$ 9,014	\$ 9,014
Investments	560	560
Accounts receivable	250	250
Due from enterprise fund	42,101	42,101
Teco deposit	430	430
Total assets	\$ 52,355	\$ 52,355
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 8,127	\$ 8,127
Lease deposit refundable	2,700	2,700
Due to other funds		
Enterprise	633	633
Total liabilities	11,460	11,460
Fund Balances:		
Unassigned	40,895	40,895
Total fund balances	40,895	40,895
Total liabilities and fund balance	\$ 52,355	\$ 52,355

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 3,642	\$ 3,642	\$ 185,767	2%
Interest & miscellaneous	3	5	250	2%
Total revenues	<u>3,645</u>	<u>3,647</u>	<u>186,017</u>	2%
EXPENDITURES				
Professional				
Supervisors	1,076	1,076	5,383	20%
Management	1,545	3,089	18,536	17%
Audit	-	-	7,200	0%
Legal	-	-	2,000	0%
Postage	18	18	425	4%
Meeting room	732	732	1,000	73%
Insurance	-	8,494	8,400	101%
Printing and binding	46	91	548	17%
Legal advertising	1,256	1,256	2,000	63%
Other current charges	151	304	800	38%
Annual district filing fee	175	175	175	100%
Website	-	705	705	100%
ADA website compliance	-	-	205	0%
Tax bills	-	-	675	0%
Total professional	<u>4,999</u>	<u>15,940</u>	<u>48,052</u>	33%
Parks & recreation				
Boat lift repair and maintenance	-	-	6,000	0%
Lake maintenance	419	839	2,500	34%
2022 Note repayment	-	1,492	43,042	3%
Total parks & recreation	<u>419</u>	<u>2,331</u>	<u>51,542</u>	5%
Access control				
Telephone - gate	321	516	3,000	17%
Insurance - property & causality	-	7,388	5,000	148%
Repairs & maintenance - gate	2,987	2,987	28,000	11%
Landscape maintenance	1,356	2,502	16,000	16%
Contingency	-	-	750	0%
Capital outlay	-	-	3,000	0%
Total access control	<u>4,664</u>	<u>13,393</u>	<u>55,750</u>	24%
Roadway/signage/street lighting				
Electric utility service	1,781	1,781	16,000	11%
Repairs and maintenance	184	184	3,000	6%
Total roadway/signage/street lighting	<u>1,965</u>	<u>1,965</u>	<u>19,000</u>	10%

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser & tax collector	73	73	6,773	1%
Total other fees & charges	<u>73</u>	<u>73</u>	<u>6,773</u>	1%
Total expenditures	<u>12,120</u>	<u>33,702</u>	<u>181,117</u>	19%
 Excess/(deficiency) of revenues over/(under) expenditures	 (8,475)	 (30,055)	 4,900	
 Fund balances - beginning	 49,370	 70,950	 102,954	
Fund balances - ending	<u><u>\$ 40,895</u></u>	<u><u>\$ 40,895</u></u>	<u><u>\$ 107,854</u></u>	

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPRIETARY FUND
STATEMENT OF NET POSITION
NOVEMBER 30, 2024**

ASSETS	Balance
Current assets:	
Cash - SunTrust	\$ 24,940
Accounts receivable - (net of allowances for uncollectible)	4,437
Due from General Fund	633
Total current assets	30,010
Noncurrent assets:	
Utility plant and improvements	171,770
Less accumulated depreciation	(171,770)
Total capital assets, net of accumulated depreciation	-
Total noncurrent assets	-
Total assets	30,010
LIABILITIES	
Current liabilities:	
Accounts payable	3,889
Due to governmental funds	42,101
Customer deposits payable	7,380
Total liabilities	53,370
NET POSITION	
Unrestricted	(23,360)
Total net position	\$ (23,360)

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPRIETARY FUND
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 455	\$ 455	\$ 23,200	2%
Charges for sales and services:				
Water & sewer	13,645	23,528	110,000	21%
Interest	-	-	10	0%
Total operating revenues	<u>14,100</u>	<u>23,983</u>	<u>133,210</u>	18%
OPERATING EXPENSES				
Water & sewer - county	\$ 9,628	\$ 9,628	95,767	10%
Contractual maintenance costs	3,889	3,889	21,000	19%
Other current charges	175	274	2,200	12%
Total operating expenses	<u>13,692</u>	<u>13,791</u>	<u>118,967</u>	12%
Operating income	<u>408</u>	<u>10,192</u>	<u>14,243</u>	72%
NONOPERATING REVENUES/(EXPENSES)				
Property appraiser	-	-	(348)	0%
Tax collector	(9)	(9)	(464)	2%
Total nonoperating revenues/(expenses)	<u>(9)</u>	<u>(9)</u>	<u>(812)</u>	1%
Change in net position	399	10,183	13,431	
Total net position - beginning	<u>(23,759)</u>	<u>(33,543)</u>	<u>10,430</u>	
Total net position - ending	<u>\$ (23,360)</u>	<u>\$ (23,360)</u>	<u>\$ 23,861</u>	

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES A

DRAFT

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

A Landowners' Meeting of the Palm Bay Community Development District was held on November 14, 2024 at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677.

Present at the meeting were:

Chuck Adams	District Manager
Joe Aschenbrenner	CDD Board Member & Landowner
Rob Bergman	CDD Board Member & Landowner
Win Williamson	CDD Board Member & Landowner
Speros Margetis	CDD Board Member & Landowner
Other Landowners and/or Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:02 a.m. He noted that Supervisors Aschenbrenner, Bergman, Williamson and Margetis were present at roll call, along with a few residents.

SECOND ORDER OF BUSINESS

Proof of Publication

The proof of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Those in attendance agreed to Mr. Adams serving as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 1, 3 & 4]

Mr. Adams stated that Seats 1, 3 and 4, currently held by Supervisors Bergman, Aschenbrenner and Timberlake, respectively, are up for election.

A. Nominations

40 As a Landowner, Mr. Margetis nominated the following:

41 Seat 1 Robert Bergman

42 Seat 3 Joe Aschenbrenner

43 Seat 4 Joseph Timberlake

44 No other nominations were made.

45 **B. Casting of Ballots**

46 **I. Determine Number of Voting Units Represented**

47 A total of 12 voting units were represented; six in person.

48 **II. Determine Number of Voting Units Assigned by Proxy**

49 Of the 12 voting units represented, six were assigned by proxy. As a Landowner and
50 Proxy Holder of two voting units, Mr. Bergman may cast up to three votes per seat. As a
51 Landowner and Proxy Holder of four voting units, Mr. Williamson may cast up to five votes per
52 seat. All other Landowners may may cast up to one vote for per seat.

53 Mr. John Welch cast the following votes:

54 Seat 1 Robert Bergman 1 vote

55 Seat 3 Joe Aschenbrenner 1 vote

56 Seat 4 Joseph Timberlake 1 vote

57 Mr. Kevin Woodley cast the following votes:

58 Seat 1 Robert Bergman 1 vote

59 Seat 3 Joe Aschenbrenner 1 vote

60 Seat 4 Joseph Timberlake 1 vote

61 Mr. Margetis cast the following votes:

62 Seat 1 Robert Bergman 1 vote

63 Seat 3 Joe Aschenbrenner 1 vote

64 Seat 4 Joseph Timberlake 1 vote

65 Mr. Bergman cast the following votes, by proxy:

66 Seat 1 Robert Bergman 3 votes

67 Seat 3 Joe Aschenbrenner 3 votes

68 Seat 4 Joseph Timberlake 3 votes

69 Mr. Aschenbrenner cast the following votes:

70 Seat 1 Robert Bergman 1 vote

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100 _____
101 Secretary/Assistant Secretary

_____ Chair/Vice Chair

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES B

DRAFT

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

The Board of Supervisors of the Palm Bay Community Development District held a Regular Meeting on November 14, 2024, immediately following with Landowners' Meeting, scheduled to commence at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677.

Present were:

Rob Bergman	Chair
Joe Aschenbrenner	Vice Chair
Joseph (Jay) Timberlake (via telephone)	Assistant Secretary
Win Williamson	Assistant Secretary
Speros Margetis	Assistant Secretary

Also present:

Chuck Adams	District Manager
Kevin Woodley	HOA
Jared Welch	POA
Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:15 a.m.

Supervisors Bergman, Aschenbrenner, Margetis and Williamson were present. Supervisor Timberlake attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items

Mr. Woodley stated he represents the Palm Bay HOA and he would like to foster a working relationship between the HOA and the CDD, to facilitate improvements that would be beneficial to the entire community.

Mr. Adams stated CDDs are cumbersome when it comes to coordinating with HOAs; however, some of his other clients hold joint workshop meetings once or twice per year between

38 the two Boards, with no public comments, which works fairly well. Other than that, Board
39 Members could create a liaison relationship wherein HOA representatives attend regular CDD
40 meetings and CDD Supervisors attend HOA meetings. As a CDD liaison in an HOA setting, Board
41 Members must be careful to not violate the Sunshine Law.

42 Discussion ensued regarding scheduling workshop meetings, HOA engagement and
43 enthusiasm, low CDD/HOA meeting attendance since the pandemic, recent improvements to the
44 CDD’s infrastructure, the welcome packet, information on the CDD website, HOA fees, Staff
45 creating a punch list of necessary storm damage repair items, issues with the front gate, TECO,
46 obtaining proposals and repair costs.

47

48 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly
Elected Supervisor [SEAT 1, 3 & 4] (the
following to be provided in a separate
package)**

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53 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
54 of Office to Mr. Bergman and Mr. Aschenbrenner. Mr. Adams stated Supervisor-Elect Timberlake
55 will be sworn in at or before the next meeting. Mr. Bergman and Mr. Aschenbrenner are familiar
56 with the following:

- 57 **A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- 58 **B. Membership, Obligations and Responsibilities**
- 59 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
60 **Employees**
- 61 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public**
62 **Officers**

63

64 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01,
Canvassing and Certifying the Results of the
Landowners’ Election of Supervisors Held
Pursuant to Section 190.006(2), Florida
Statutes, and Providing for an Effective
Date**

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71 Mr. Adams presented Resolution 2025-01 and recapped the results of the Landowners’
72 Election, as follows:

73	Seat 1	Robert Bergman	12 votes	Four-year Term
74	Seat 3	Joe Aschenbrenner	12 votes	Four-year Term
75	Seat 4	Joseph Timberlake	10 votes	Two-year Term

76

<p>77 On MOTION by Mr. Aschenbrenner and seconded by Mr. Bergman, with all in 78 favor, Resolution 2025-01, Canvassing and Certifying the Results of the 79 Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), 80 Florida Statutes, and Providing for an Effective Date, was adopted.</p>
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83 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02,
Electing and Removing Officers of the
District and Providing for an Effective Date**

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87 Mr. Adams presented Resolution 2025-02. Mr. Aschenbrenner nominated the following:

88	Robert Bergman	Chair
89	Joe Aschenbrenner	Vice Chair
90	Speros Margetis	Assistant Secretary
91	Win Williamson	Assistant Secretary
92	Joseph Timberlake	Assistant Secretary

93 The following prior appointments by the Board remain unaffected by the Resolution:

94	Chesley (Chuck) E. Adams Jr.	Secretary
95	Craig Wrathell	Assistant Secretary
96	Craig Wrathell	Treasurer
97	Jeff Pinder	Assistant Treasurer

98

<p>99 On MOTION by Mr. Aschenbrenner and seconded by Mr. Margetis, with all in 100 favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the 101 District and Providing for an Effective Date, was adopted.</p>
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102

103

104 **SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
 105 **Statements as of September 30, 2024**

106
 107 Mr. Adams presented the Unaudited Financial Statements as of September 30, 2024.
 108 The financials were accepted.

109
 110 **SEVENTH ORDER OF BUSINESS** **Approval of July 11, 2024 Public Hearing**
 111 **and Regular Meeting Minutes**

112
 113 **On MOTION by Mr. Margetis and seconded by Mr. Aschenbrenner, with all in**
 114 **favor, the July 11, 2024 Public Hearing and Regular Meeting Minutes, as**
 115 **presented, were approved.**

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 117
 118 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

- 119
 120 **A. District Counsel: Straley Robin Vericker**
 121 **B. District Engineer: Landmark Engineering & Surveying Corp.**
 122 There were no District Counsel or District Engineer reports.
 123 **C. District Manager: Wrathell, Hunt and Associates, LLC**
 124 • **NEXT MEETING DATE: January 9, 2025 at 9:00 AM**
 125 ○ **QUORUM CHECK**

126
 127 **NINTH ORDER OF BUSINESS** **Public Comments: Non-Agenda Items**

128
 129 A resident stated that he previously came before the Board for permission to make a few
 130 improvements in the community, which was completed. He would like to be reimbursed for his
 131 efforts. Multiple receipts were submitted multiple times to no avail. He believes the CDD owes
 132 him \$600. Mr. Adams stated screenshots or text shots of payments are inadequate receipts for
 133 reimbursement; Staff would be happy to reimburse him but actual receipts must be submitted
 134 in a proper form that is acceptable in a governmental audit. Asked if the CDD could allocate funds
 135 to the HOA for the HOA to pay the reimbursement, Mr. Adams stated the CDD cannot transfer
 136 public funds to the HOA, which is a private entity. Mr. Woodley stated the HOA has additional
 137 funds and will reimburse the resident.

138

139 **TENTH ORDER OF BUSINESS**

Supervisors' Requests

140

141 The Board and Staff discussed necessary post-hurricane repair items, including having to
142 replace both Envera operators, the Mozart, the marina, a broken pedestrian gate, electronic
143 boxes that were underwater, the connection with TECO, removing and replacing tall palm trees
144 with shorter ones, raking the beach, switching landscapers, vendor insurance requirement and
145 debris pickup by the Federal Emergency Management Agency (FEMA).

146 Mr. Margetis asked for a copy of the Baycut contract. Mr. Adams will email the scope of
147 work to Mr. Margetis.

148 Discussion ensued regarding preparing/developing a punch list of repairs, the streetlights,
149 engaging an electrician to repair wiring, the location of breaker boxes, how best to address a
150 damaged boat lift and abandoned kayaks on the beach, the cost of a new kayak rack and a new
151 grill, resident demands and mosquito control.

152 A Board Member stated he will compile the punch list into a spreadsheet format and
153 forward it to Mr. Adams to be combined into a Master list and disseminated to the rest of the
154 Board.

155

156 **ELEVENTH ORDER OF BUSINESS**

Adjournment

157

158 **On MOTION by Mr. Aschenbrenner and seconded by Mr. Margetis, with all in**
159 **favor, the meeting adjourned at 10:25 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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168
169

Secretary/Assistant Secretary

Chair/Vice Chair

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

PALM BAY COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 14, 2024	Landowners' Meeting and Regular Meeting	9:00 AM
January 9, 2025	Regular Meeting	9:00 AM
April 10, 2025	Regular Meeting	9:00 AM
July 10, 2025	Public Hearing & Regular Meeting	9:00 AM