

**MINUTES OF MEETING  
PALM COAST 145  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Palm Coast 145 Community Development District held a Public Hearing and a Regular Meeting on June 28, 2022, at 2:00 p.m., at the Hilton Garden Inn Palm Coast Town Center, 55 Town Center Boulevard, Palm Coast, Florida 32164.

**Present at the meeting were:**

David Hansen	Chair
Michael Beebe	Vice Chair
Franklin Green	Assistant Secretary
Clifton Fischer (via telephone)	Assistant Secretary
Robert Attack	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jonathan Johnson (via telephone)	District Counsel
Ryan Kuka (via telephone)	District Engineer
John Amm (via telephone)	M-R Development & Construction, Inc.
Brian Robinson (via telephone)	M-R Development & Construction, Inc.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 2:19 p.m. Supervisors Hansen, Beebe, Attack and Green were present, in person. Supervisor Fischer was attending via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of FY2023 Funding Agreement**

Ms. Cerbone presented the Fiscal Year 2023 Funding Agreement and noted this form of Agreement is the same as the version presented for Fiscal Year 2022. She stated that she must confirm with Mr. Kline and Mr. Compton that the entity named in the Agreement is correct.

**On MOTION by Mr. Atack and seconded by Mr. Hansen, with all in favor, the FY2023 Budget Funding Agreement, in substantial form, and subject to confirmation by the Landowners of the proper entity name, was approved.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2022/2023 Budget**

**A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2022-38, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Cerbone presented the proposed Fiscal Year 2023 budget. She noted the following:

- Insurance: Property coverage is not included in the CDD policy and will only be obtained if the CDD obtains ownership of improvements. A copy of the policy will be sent to Mr. Compton, as it is not a Landowner written policy.
- CDD Website: At the next meeting, an update will be given as to whether the CDD website has been established. The website must be created within 12 months of formation of the CDD.

**On MOTION by Mr. Atack and seconded by Mr. Green, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Green and seconded by Mr. Atack, with all in favor, the Public Hearing was closed.**

Ms. Cerbone presented Resolution 2022-38.

**On MOTION by Mr. Beebe and seconded by Mr. Hansen, with all in favor, Resolution 2022-38, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-39, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-39

**On MOTION by Mr. Green and seconded by Mr. Atack, with all in favor, Resolution 2022-39, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date**

This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2022**

Ms. Cerbone presented the Unaudited Financial Statements as of May 31, 2022.

**On MOTION by Mr. Beebe and seconded by Mr. Hansen, with all in favor, the Unaudited Financial Statements as of May 31, 2022, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of April 20, 2022 Public Hearings and Regular Meeting Minutes**

Ms. Cerbone presented the April 20, 2022 Public Hearings and Regular Meeting Minutes.

**On MOTION by Mr. Beebe and seconded by Mr. Green, with all in favor, the April 20, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

#### NINTH ORDER OF BUSINESS

#### Staff Reports

**A. District Counsel: *Kutak Rock LLP***

There was no report.

**B. District Engineer: *Terra-Max Engineering, Inc.***

- **Update: Stormwater Needs Analysis**

The CDD letter to the County was included for informational purposes.

Ms. Cerbone and Mr. Ryan confirmed that the letter was filed with the County before the June 30, 2022 Report due date. The letter explains that the CDD does not own or operate stormwater or wastewater systems at this time.

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

**I. 0 Registered Voters in District as of April 15, 2022**

**II. NEXT MEETING DATE: July 26, 2022 at 2:00 p.m. [Location TBD]**

- **QUORUM CHECK**

The July 26, 2022 meeting was cancelled.

Discussion ensued regarding coordinating the next meeting with the bond closing date to avoid unnecessary advertising. Mr. Amm noted that the Water Management Permit is still pending.

The next meeting will be held on August 23, 2022, if a Special Meeting is not scheduled before then.

#### TENTH ORDER OF BUSINESS

#### Board Members' Comments/Requests

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Atack and seconded by Mr. Green, with all in favor, the meeting adjourned at 2:43 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair