



# OLD PALM COMMUNITY DEVELOPMENT DISTRICT

---

Robert Pietrangelo – Chairman

Gary Walker – Vice Chairman

Jim Motta – Assistant Secretary

Daniel Robert – Assistant Secretary

Robert Lyons – Assistant Secretary

December 15, 2016



# Old Palm

## Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351  
Phone: 954-721-8681 - Fax: 954-721-9202

December 7, 2016

**Board of Supervisors  
Old Palm  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Old Palm Community Development District** will be held on **December 15, 2016 at 11:00 a.m. at the Old Palm Sales/Information Center at 11089 Old Palm Drive, Palm Beach Gardens, Florida.** Following is the advance agenda:

1. Roll Call
2. Organizational Matters
  - A. Ratification of **Resolution #2017-04** Confirming the General Election Results
  - B. Ratification of **Resolution #2017-05** Declaring a Vacancy on the Board of Supervisors and Appointing a Qualified Elector to the Vacant Seat for Seat #5
3. Approval of the Minutes of the November 17, 2016 Meeting
4. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
5. Financial Reports
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statement
6. Supervisors Requests and Audience Comments
7. Adjournment

The second order of business is organizational matters. Copies of **Resolution #2017-04** Confirming the General Election Results and **Resolution #2017-05** Declaring a Vacancy on the Board of Supervisors and Appointing a Qualified Elector to the Vacant Seat for Seat #5 are enclosed for your review.

Enclosed for your review is a copy of the minutes from the November 17, 2016 meeting.

The financials are also enclosed for your review and approval. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional documentation we receive will be provided under separate cover as soon as it becomes available or presented at the meeting. If you have any questions, please contact me.

Sincerely,



Luis Hernandez  
Manager

cc: William Capko

Oats Reis

Debbie Stocker

## **RESOLUTION 2017-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD PALM COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING AND ACCEPTING THE PALM BEACH COUNTY CANVASSING BOARD'S DECLARATION AND CERTIFICATION OF THE RESULTS OF THE NOVEMBER 08, 2016 GENERAL ELECTION FOR SUPERVISORS OF THE OLD PALM COMMUNITY DEVELOPMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Old Palm Community Development District (the "District"), is required to hold elections for membership of the Board of Supervisors of the District (the "Board"), pursuant to the provisions of Section 190.006, Florida Statutes; and

**WHEREAS**, an election of Board members was held at the same time as the General Election in Palm Beach County; and

**WHEREAS**, on November 08, 2016, the Supervisor of Elections of Palm Beach County appointed inspectors and clerks of elections, prepared and furnished ballots, designated polling places, and held elections for members of the Board of Supervisors of the District; and

**WHEREAS**, the Supervisor of Elections of Palm Beach County canvassed the returns of the election of District Board members by the qualified electors of the District; and

**WHEREAS**, the Palm Beach County Canvassing Board has declared and certified the results of the election for Board members which the District desires to recognize and accept.

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

1. The Board of Supervisors of the District hereby recognizes and accepts the results of the November 08, 2016, election of members of the Board of

Supervisors as certified by the **Palm Beach** County Canvassing Board as set forth in **Exhibit A** attached hereto and incorporated herein by reference.

2. Having taken the oath of office as prescribed by Section 876.05, Florida Statutes, the Board of Supervisors hereby recognizes the election of the following persons to a four year term of office:

A. Daniel W. Robert                      Seat # 4

3. This resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

**Exhibit A**

Old Palm Community Development Dist - Seat 4

Daniel W. Robert

## RESOLUTION NO. 2017-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD PALM COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCY ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to the provisions of Section 190.006, Florida Statutes, the **OLD PALM** Community Development District (the "District"), members of the Board of Supervisors of the District (the "District Board") are to be elected by the qualified electors of the District at a general election held in November; and

**WHEREAS**, the District provided notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period, as required by Section 190.006(3)(b), Florida Statutes; and

**WHEREAS**, the **Palm Beach** County Elections Department has confirmed that at the close of the qualifying period for election to the District Board, no elector qualified for Seat # 5 to be filled in the general election to be held on November 8, 2016 (the "General Election"); and

**WHEREAS**, the District is required by section 190.006(3)(b), Florida Statutes, to declare the seat to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill such vacancy within 90 days of the second Tuesday following the General Election.

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

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The Board hereby declares Seat # 5 to be vacant, effective on the second Tuesday following the General Election.

3. The Board shall appoint a qualified elector to Seat #5 within 90 days of the second Tuesday following the General Election, as required by Section 190.006(3)(b), Florida Statutes.
4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

**OLD PALM COMMUNITY DEVELOPMENT  
DISTRICT**

---

Chairman / Vice Chairman

---

Secretary / Assistant Secretary

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

The regular meeting of the Board of Supervisors of the Old Palm Community Development District was held on Thursday, November 17, 2016 at 11:00 a.m. at the Old Palm Sales/Information Center, 11089 Old Palm Drive, Palm Beach Gardens, Florida.

Present and constituting a quorum were:

Robert Pietrangelo	Chairperson
Gary Walker	Vice Chairperson
Darlene Impellittiere	Vice Chairperson
Bob Lyons	Assistant Secretary
Jim Motta	Assistant Secretary
Daniel Robert	Assistant Secretary
Lee Bladen	Assistant Secretary

Also present were:

Bill Capko	District Counsel
Luis Hernandez	District Manager
Oats Reis	District Engineer
Thomas Carr	Bowman Consulting
Larry Brown	Resident
Art Moren	Resident

**FIRST ORDER OF BUSINESS**

**Oath of Office for Newly Elected  
Supervisor from the Landowners  
Election - Seat #1**

Mr. Hernandez: Moving on, now that the oath of office has already been administered and we have determined that we have a quorum we can move on with our agenda.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Hernandez called the meeting to order and called the roll.



**THIRD ORDER OF BUSINESS                      Organizational Matters**

**A. Consideration of Resolution #2017-01 Canvassing and Certifying the Results of the Landowners Election**

Mr. Hernandez: The third item on our agenda is organizational matters. Resolution #2017-01 is going to canvass and show the results of the landowners election. As a result of that election Mr. Robert Lyons was elected and appointed to seat #1, and the oath has already been taken care of. At this point for the three existing supervisors it would be appropriate to make a motion to accept resolution #2017-01 and all that will do is indicate that Mr. Lyons was the one who was elected to seat #1.

On MOTION by Mr. Walker seconded by Mr. Robert with all in favor, Resolution #2017-01 canvassing and certifying the results of the landowners election was approved.

Mr. Hernandez: Before we elect the officers I just need to bring up to the attention of the board that no one qualified for seat #5, so at this point it would be appropriate to have a motion declaring that the seat is vacant. So by making a motion you accept and you have determined that this seat is vacant and we will be able to go ahead and appoint someone to that seat.

On MOTION by Mr. Walker seconded by Mr. Robert with all in favor, declaring seat #5 as vacant was approved.

Mr. Hernandez: Now that we have a vacant seat, does the Board of Supervisors have anyone they would like to appoint to seat #5? The only statement that I want to make before you appoint anyone is that ideally the person who is appointed to that seat needs to be a resident of the CDD. So do you have anyone in mind that you would like to appoint for seat #5?

Mr. Walker: It's not required but it's suggested?

Mr. Hernandez: No at this point, the seat, since no one qualified it should be someone that resides in the District. If it's determined that no one wants to run for that seat, then you can appoint, but it would be a holdover seat, the person that would be appointed for that seat. So with that being said, does the board have anyone they would like to appoint?

Mr. Lyons: Yes I would like to appoint Bob Pietrangelo.

Mr. Hernandez: So I have a nomination, and I will take your suggestion as a motion to appoint Mr. Bob Pietrangelo to seat #5. Is there a second to that motion?

On MOTION by Mr. Lyons seconded by Mr. Robert with all in favor, appointing Bob Pietrangelo to fill the unexpired term of seat #5 was approved.

Mr. Hernandez: So with that being said, Mr. Pietrangelo, welcome aboard. Since you already have seen the entire process of putting a new person on the board and everything that is given and so on, I will only take care of the oath. The remainder of the steps I will deal with you, Mr. Pietrangelo, at the end of the meeting. With that being said, after the word "I" if you would please state your name for the record, and at the end, please indicate that you agree with the oath that I have just read, so "I".

Mr. Pietrangelo: "Robert Pietrangelo."

Mr. Hernandez: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Old Palm Community Development District and recipient of public funds on behalf of the District, due hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Old Palm Community Development District, Palm Beach County, Florida.

Mr. Pietrangelo: "I do."

Mr. Hernandez: Thank you very much. So if you would just fill in the blanks all the way up to the date, we will be able to move forward.

Mr. Reis: So is Jim Motta the remaining board member?

Mr. Hernandez: The remaining board is Gary Walker and Jim Motta, that's correct.

**B. Consideration of Resolution #2017-02 Electing Officers**

Mr. Hernandez: So with that being said, and if we move forward the next step will be to consider resolution #2017-02. What this resolution will do is elect the slate of officers. Before you start discussing that election, the statement that I want you to keep in your minds is that all supervisors have exactly the same power, it's only 5 individuals and each one of you has the exact same powers. The only reason that we have a chairman and vice chairman is for purposes of signatures, either the chairman or vice chairman cannot sign anything that has not been previously approved by the Board of Supervisors so typically the one that we recommend to be the chairman or vice chairman is someone that will be easily available in the event that a document needs to be executed. With that being kept in mind, it's just up to the four of you to define who will be in what seats. The seats that are available are chairman, vice chairman, and the remainder of the supervisors will be assistant secretaries.

Mr. Robert: Are you here year round Bob? Bob, are you here year round?

Mr. Pietrangelo: Yes, and so is Gary Walker.

Mr. Robert: I'll nominate Bob.

Mr. Hernandez: Alright so you want to have Mr. Pietrangelo, and I'm using the last names so that we have a clear distinction between the two Bobs. Now based on that nomination, who would you like to have as the vice chairman?

Mr. Robert: Gary, you're here all year round?

Mr. Walker: Yes I am.

Mr. Lyons: Sounds good to me.

Mr. Hernandez: Alright, so then by default the remainder of the supervisors being Mr. Robert, Mr. Lyons and Mr. Motta will be assistant secretaries. Now just for clarity of the record, the treasurer will be Patti Powers, she is one of the partners of my company and she's an accountant who is the one that signs all the checks, so she continues to be

treasurer. The secretary will be me, I'm Luis Hernandez, the only reason and function I perform is that I typically am the one who certifies the tax roll with the county. At the same time, from my office Rich Hans, another partner, in the event that I'm sick or something like that we recommend to appoint him as well, as an assistant secretary. So with that being said, the entire slate of officers so that it's clear for the record is going to be reading that Mr. Pietrangelo is going to be the chairman, Mr. Walker is going to be the vice chairman, the remainder of the supervisors, Mr. Robert, Mr. Lyons and Mr. Motta will be assistant secretaries. Ms. Powers will be the treasurer, I will be the secretary and Rich Hans will also be an assistant secretary. With that being said, and if the board is in acceptance of this slate of officers, a motion to elect these officers under resolution #2017-02 would be in order. By saying "so moved" after I've stated the motion means you agree with the way the resolution has been presented.

On MOTION by Mr. Robert seconded by Mr. Lyons with all in favor, Resolution #2017-02 electing officers, electing the slate of officers as read into the record by Luis Hernandez was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the  
September 15, 2016 Meeting**

Mr. Hernandez: Moving on, item No. 4 is approval of the minutes. If you go to the tab that says "minutes" you're going to find a copy of the minutes. We keep verbatim minutes of what occurs in these meetings. As I was saying, you will be receiving those approximately 10 days before the meeting so that you will have time to review them if that's what you want to do. The main purpose of maintaining the verbatim minutes is so that we are creating a document that anyone can go back and look at and understand what was being done and the reason for those decisions. At this point, I will ask if anyone has any comments, suggestions, additions or deletions. If not, a motion to approve the minutes of the September 15, 2016 meeting would be in order.

On MOTION by Mr. Walker seconded by Mr. Robert with all in favor, the Minutes of the September 15, 2016 Meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Addendum to Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2016**

Mr. Hernandez: The next item that I have is consideration of the addendum to engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2016. The only reason for that addendum is that, as part of the changes in the legislation now all the vendors need to recognize the fact that they are holders of public records. So what this addendum does is, at no extra cost, it recognizes the fact that if they were to be asked for any public records, this is what would be the procedure they would need to take. With that being said, and since there are no implications in the audit itself, it's just to fulfill the requirements of the statute, the recommendation is to accept the addendum and by accepting it you are also authorizing the appropriate officials to execute the document.

On MOTION by Mr. Walker seconded by Mr. Robert with all in favor, accepting the Addendum to Engagement Letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2016 was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution #2017-03 Amending the General Fund Budget**

Mr. Hernandez: Moving on, we have a resolution under section 6. It's a resolution that is going to amend the general fund budget. What this recognizes is the District has recently, for those who are new to the board, refinanced its bonds. So what we're taking and what is transpiring in this addendum is we're just transferring funds to

the general fund budget. So funds that were originally intended for the deferred obligation for tax purposes, those are now being put into the general fund budget.

Mr. Walker: The deferred obligation funds.

Mr. Hernandez: Correct. So by adopting resolution #2017-03 the board will be amending the budget to recognize that those funds are now allocated in the general fund of the District.

Mr. Robert: Is this Foundation administrative?

Mr. Hernandez: This is the CDD, it's completely a separate entity from the Foundation.

Mr. Robert: Ok.

Mr. Hernandez: This is the part that is being collected through the taxes.

Mr. Walker: So for clarification, this budget here, it typically is to handle the administrative functions of the CDD, but the CDD has executed an agreement with the Foundation whereby they're going to actually do the physical maintenance.

Mr. Robert: Right, but it doesn't include those costs.

Mr. Walker: No, that's actually done through the Foundation assessment.

Mr. Robert: Ok.

Mr. Walker: So it's really administrative in nature.

Mr. Robert: Ok.

Mr. Walker: It doesn't really fluctuate much, it didn't change in like a 10 year period.

Mr. Hernandez: Unless the board wants to make any changes.

Mr. Walker: Right.

On MOTION by Mr. Walker seconded by Mr. Robert with all in favor, Resolution #2017-03 amending the General Fund Budget was approved.

**SEVENTH ORDER OF BUSINESS      Staff Reports**

Mr. Hernandez: Moving on, we have Staff Reports, Mr. Capko?

**A. Attorney**

Mr. Capko: Nothing to report this month.

Mr. Hernandez: Thank you very much for that.

**B. Engineer**

Mr. Hernandez: Moving forward, Oats?

Mr. Reis: Yes I have a lot to report and the main thing being that the reclaimed water system is substantially complete and operational to the 66 properties, and Tom Carr here has been working diligently to get that closed out. All the permits have been closed out with the county, we have a final inspection that was performed a couple days ago with Lee and Tom, just for the restoration. There are some minor areas that still need cleaned up that the contractor is doing now but again we find the project to be substantially complete, and I expect we'll be receiving final invoices surely from the contractor on that. Tom has prepared a summary here of several items that we'd like to bring up to the board and he's going to go ahead and talk about them.

Mr. Carr: Right. So like Oats mentioned the project substantial completion has been marked complete. Our next step is to develop, and I've been working with Eric Oto to develop a letter that can be distributed to the homeowners to inform them of the costs and the process of actually connecting to the service line. Some minor things we have here are, we've been working through some of the proposals with contractors finalizing some questions that have come up. We're also working on a contract for the utility locate service which will put Old Palm services for the reclaimed water on their map in the database so that when a contractor is digging anywhere near our lines they'll be notified, the company will come out and mark the line and we've had some discussion before on this, so that will protect our line from future damage. We also are processing a meter software purchase which will allow us to download, you have two main meters that will be logging all of the flow on a basis that we set, whether it's daily, weekly or monthly and we can download those and analyze them on a remote computer however we like.

Mr. Walker: So it's a software that's going to be purchased, is that it?

Mr. Carr: Yes.

Mr. Walker: Ok, and the software is housed where, with the District engineer?

Mr. Carr: It will be downloaded.

Mr. Walker: So you guys will have that, or is it somewhere on our site?

Mr. Reis: Well I guess we haven't quite determined the operational part of running the system.

Mr. Walker: Ok so the invoicing and such is going to be handled through the Foundation.

Mr. Reis: Yes.

Mr. Walker: But it's a software that resides on a PC and there's some communication.

Mr. Carr: We will get an adapter that will connect into the meter and read the data.

Mr. Walker: Ok so someone physically goes there and connects it.

Mr. Carr: Correct and I've been in contact with Lee about setting that up and showing how to operate it.

Mr. Walker: Ok.

Mr. Robert: Is this the flow for the entire system or by individual house?

Mr. Carr: It will be for the entire system that we've installed.

Mr. Robert: Ok.

Mr. Carr: Then we have individual meters at each house that can be read.

Mr. Walker: Manually.

Mr. Carr: Yes manually, correct.

Mr. Walker: So the original thought was, it's going to be a fixed amount per homeowner, irrespective of usage, and the individual meters are there in the event that we get a scenario where we have to try and control usage. The usage aspect of the system is relatively inexpensive so the thought was just make it fixed. We put in the



meters just in an event that we have to go to that, if there is a limitation on the amount of water, etc.

Mr. Pietrangelo: Have we've started to get billed for the water yet?

Mr. Carr: No.

Mr. Walker: No I've not seen the bill yet.

Mr. Pietrangelo: Ok have they indicated they can supply?

Mr. Carr: As far as the construction goes, yes.

Mr. Pietrangelo: No as far as the increased water bill?

Mr. Carr: Yes.

Mr. Walker: Yes I think Rim has indicated that he was aware of the fact that we were going to go live and that he was at the point where he was going to start to bill us and obviously he's billing us the capacities there.

Mr. Pietrangelo: But he hasn't confirmed that they can supply it.

Mr. Walker: Well I don't think we've asked them for an update but he indicated that he was going to start billing us on our reservation agreement that indicates he has the capacity.

Mr. Pietrangelo: Are we drawing at the increased amount yet?

Mr. Carr: No sir.

Mr. Pietrangelo: Can we tell when that happens?

Mr. Carr: Yes sir.

Mr. Pietrangelo: Ok.

Mr. Walker: Yes, we've actually always operated the lower capacity because at a certain point in time, we actually had a consultant coming to the club who did an analysis and as part of that we thought it was prudent to increase the capacity at the club but we've never used it. So I think there's enough of a reserve there based on the lake, the surface water, that in theory even if Seacoast was not able to supply, I think you have a reserve, but they should be supplying it or they shouldn't charge us.

Mr. Pietrangelo: Last time I talked to him they were having trouble reaching the increased capacity. However they were going to find some other way to augment it other than RO, so I'd be curious to know if in fact they are able to do that.

Mr. Carr: The thing right now is the new sections of pipe they are manually shut off until the construction of AT&T and so one is finished here in another couple of weeks, but the timing will work out when people start to hook up but we didn't want to leave them live with what's going on up there. So we pressurized them and then we shut them back down last Friday.

Mr. Pietrangelo: Do they pass the 130 or the 150?

Mr. Carr: 130.

Mr. Pietrangelo: Is the AT&T project part of the CDD?

Mr. Hernandez: No.

Mr. Walker: No.

Mr. Hernandez: They have easements.

Mr. Walker: Right it can be completely independent, I think it's not even through that Foundation, it's their vendors. This project was very specific to the CDD where we were responsible for putting in the lines.

Mr. Reis: But in terms of the supply of the reclaimed water when Seacoast has suspected now we're moving into a period of less demand for reclaimed water because the weather is getting cooler and in the meantime, as residents come back into town the wastewater treatment plant is putting in some more wastewater. So I suspect we have still a window between now and when the summer starts coming in that we shouldn't exceed capacity this year.

Mr. Walker: Our capacity we purchased was 430,000 gallons per day. The club actually purchased 200,000 that they currently have never used, so at a minimum, even without that reservation agreement we had the capacity and that's assuming that 100% of the homeowners were on line and the capacity was even sized to accommodate in addition to the 69 custom box because that was the analysis we did at the onset, where we were unsure that Grand Estates were going to be participating. So that agreement for

430,000 should probably be half of that is what's probably necessary for the custom. The agreement has the option in there where you can actually over time reduce it. So if we get to the point where we think it really should only be 200,000 gallons per day, you can go ahead and reduce that agreement.

Mr. Pietrangelo: However we're going to pay the 430,000 whether we take it or not.

Mr. Walker: Exactly.

Mr. Carr: That's correct.

Mr. Walker: I think the thought was we will continue to pay the 430,000 until we recognize what we truly absolutely need before we get it back. The water is inexpensive, the cost for the reservation agreement according to Oats went from \$36,000 per annum to \$42,000 but the cost of the water is like 30 cents per thousand gallons. So I think that's something that once we go buy it, and we have 69 homeowners hooked up and using it, then you can evaluate whether you want to reduce.

Mr. Robert: Is this for the reclaimed water?

Mr. Walker: Yes, reclaimed water.

Mr. Robert: From the lakes or where does it come from?

Mr. Hernandez: No when they process the sewer water, the process that is it's clean, rather than disposing of it, it's being used for irrigation purposes.

Mr. Walker: But they do pump it into our lakes on a daily basis and then we utilize it for the golf course and now for the custom lots.

Mr. Robert: Does the CDD pay for this?

Mr. Walker: The reservation agreement is actually executed with the Foundation, so it's coming through the Foundation and then it's billed directly to the 69 homeowners, and the Custom Estates. Actually I think it's a tri-party agreement between the Foundation and the golf course and Seacoast, so the golf course and the Foundation split the bill, but it's one of those things where there is a float valve on the lake so every day as needed it just pumps in and fills up water until it stops, and then we take a measurement and then we pay.

Mr. Robert: Ok.

Mr. Carr: Any questions?

Mr. Walker: The only other item that someone had mentioned, there was apparently some damage that Felix had done which resulted in a homeowner having an excessive water bill and I think he's got a claim of about \$1,100 or so.

Mr. Carr: That's correct and we are tracking that as well, we're trying to get some more information from the company, and I spoke with Vinny I believe it was, he's the property manager for that lot, Mr. Pendley, and we're working with the company Sedlack, the landscaping company that did the repair to get a little bit more information. I did a walk around with Lee and it appears there's a little discrepancy as to where exactly the repair was done and the timeline. We did receive a letter from Sedlack claiming that it was done by the reclaim installation but those timelines don't necessarily match up.

Mr. Walker: When the crew was out there.

Mr. Carr: Correct. Our work was done around that area back in July and now this is coming up in September, October and November where we're seeing a spike and that just seems a little bit odd.

Mr. Walker: Ok.

Ms. Impellittiere: Any chance it was AT&T?

Mr. Robert: No, they weren't there.

Ms. Impellittiere: Ok.

Mr. Walker: So who was actually there then, do you know?

Ms. Impellittiere: No.

Mr. Walker: The pipe was damaged though right?

Ms. Impellittiere: Yes.

Mr. Robert: Well I don't know.

Mr. Walker: Ok.

Mr. Robert: Nobody other than Mr. Sedlack, when his crew was there, he said he fixed something.

Mr. Walker: Ok.

Mr. Carr: So we're going to contact him and have him if he can come out and actually show us.

Ms. Impellittere: Any chance you can contact Mr. Pendley directly as opposed to Vinny?

Mr. Carr: I could.

Ms. Impellittere: Because I brought it to you and it came to me directly from Mr. Pendley and Mr. Pendley said last night again that he has not heard from anybody, so I think it would be good if you guys contacted Mr. Pendley directly as opposed to going through Vinny.

Mr. Carr: I can do that.

Ms. Impellittere: Because apparently there was another expense that he incurred to fix that originally and he hasn't asked anybody for that.

Mr. Walker: Right the dispute is the actual increase in his water consumption, is that what it is?

Ms. Impellittere: Right, in a huge way.

Mr. Walker: \$1,172 but what he's looking for now is \$1,200 I'm sure.

Mr. Carr: Ok.

Mr. Walker: It sounds like you have it under control.

Mr. Carr: Again AT&T is tracking that as well. That was also Mr. Pendley's lot where AT&T came through and hit one of our service lines and we're stressing another need for the locate contractor to prevent any further damage from happening when other companies are coming in and working around our lots so we can protect those investments.

Mr. Walker: Ok, I think the Foundation is getting ready to execute that agreement.

Mr. Carr: Yes, right I've been receiving comments from them and we're addressing those. The last main item we have is the wall analysis of the structural integrity of the walls.

Mr. Walker: And that came out of a Stantec report that went to the Foundation so as a part of that one of the things was they were asking for comment on the perimeter walls which the perimeter walls were a part of the CDD so we've asked the District engineer to look at that.

Mr. Carr: And from my understanding that's going to be taken under control of the CDD, the maintenance of the walls?

Mr. Walker: Well no, the maintenance of the walls, the CDD has actually retained the Foundation to maintain it. So the question became, it was that we were asking the District engineer to look at the wall and see if there is any structural issues. Then I think you guys actually sent out one of your engineers?

Mr. Carr: Well I came out and relayed the information actually, because we are ourselves structural engineers, so we've consulted with some in house structural engineers up in Chicago.

Mr. Walker: Ok.

Mr. Carr: And being the information that he wasn't able to do a full review of the wall, and we tried to track down some plans.

Mr. Walker: And he couldn't do it because he just wasn't able to come on site is that it?

Mr. Carr: Well wasn't that he wasn't able to come on site, he didn't really feel comfortable more or less going against the Stantec report because it was such a significant comment, that the walls needed to be torn down, and that the structural integrity was more or less failing. Without a more in depth investigation as to the quality of the soil, himself actually coming individually and inspecting the wall he didn't feel comfortable issuing a full in depth report which is what I sent to Eric and to you as well was the cursory review of the Stantec report.

Mr. Walker: So then the next step was for him to in essence, was it for us to retain a consultant? In addition he was going to have to spend, Eric had mentioned something like there was going to be a \$3,000 consulting agreement. Well let me ask you this then, what is the next step for him to get comfortable with the Foundation?

Mr. Carr: That we discussed with Eric, we can reach out to some geotech services, but we've actually been in contact, and I'm waiting on some responses from a local structural company that may be able to come out and do their own analysis kind of isolated from the Stantec report so that we can get a non-biased opinion.

Mr. Walker: Right, and Stantec I don't think they spent a significant amount of time, I don't think they did a lot of testing.

Mr. Carr: I don't think so either.

Mr. Walker: So I think you guys have to look at it, what do we need, we need to provide them with authorization to spend or if it's accommodated within our typical contingency budget, is that sufficient?

Mr. Hernandez: That will be sufficient.

Mr. Walker: Ok.

Mr. Carr: So my goal is to get a proposal from this company, explain to them the scope of what we need done.

Mr. Walker: Right, and in essence you've got to come back and tell the District whether or not we have structural issues with the wall or not.

Mr. Carr: Right that's the main goal ultimately.

Mr. Lyons: Gary wasn't there a question of the outside wall and the inside wall and who owns what?

Mr. Walker: Yes, and I think that's kind of an ongoing question. I think the District, from what I understood the District and the developer shared in the expense of the wall, it was a 50/50 split and I was not privy to the history but I suspect that had something to do with public access.

Mr. Hernandez: That was the concern at the time it was being discussed and just to give a quick summary of what took place over several years. The use of public funds is limited in a sense of what you're going to be using those funds for. The concern when the wall was being done is, if it were to be done entirely by the CDD the use of public funds will have to allow some sort of public service. To avoid that problem, the way it was being split is that part was privately financed, part was publicly financed, that's

when they came up with the idea that the outside part is public, the inside part is private. At the end of the day, the whole intent and the way I've read it and I have reviewed it, is that homeowners are the ones who are going to get the benefit despite if it is private or public, and homeowners are the ones who are going to be paying both sides, the private part and the public part, and that's part of the reason that there was the agreement with the Foundation. As we're facing particular concerns that are significantly an expense, then it's really irrelevant in my eyes who is the one that is responsible. The real importance for the community is, what is the most efficient mechanism to pay for that repair? If it comes to be a significant amount of money, the District does have some reserves that could be utilized for those maintenance items. It is not part of the existing agreement that the Foundation currently has. Once again, it's the part that you as a board, Gary included and Mr. Motta, what you need to do is move forward with this entity and define if this is something that you as the homeowners want to continue to have this way, or you could at the next year elect to have finalization completely and remove the Foundation and all those charges being passed on to the CDD. So far the steps that have been taken is that the Foundation has personnel on the side that makes it more efficient for the community to act by using the existing label that we already have.

Mr. Walker: But the agreement between the Community Development District and the Foundation speaks very specifically to maintenance.

Mr. Hernandez: Maintenance, that's correct

Mr. Walker: The capital expenditures, etc. are excluded from that.

Mr. Hernandez: Correct.

Mr. Walker: But Luis' point is, you could actually terminate that agreement and all of that responsibility would revert back to the CDD but we've never seen where administratively that made a lot of sense. What makes sense potentially though, if you have a significant expenditure, whether it is a drainage system, or something with your lakes, the CDD is a good vehicle to fund it because they have the opportunity to go ahead and issue municipal bonds.

Mr. Hernandez: The same as we did with the project that we're trying to finalize.



Mr. Walker: With the reclaimed water system.

Mr. Hernandez: Yes.

Mr. Pietrangelo: Does the engineering company estimate the cost of the repairs?

Mr. Hernandez: Yes, and that's precisely what I think they're going to be working on.

Mr. Walker: No, I think they just said that there was cracks and it looks like there's structural issues.

Mr. Lyons: Doesn't the HOA get paid to maintain the wall?

Mr. Walker: The HOA doesn't get paid, there's a budget within the Foundation that is specific to the Community Development District's assets.

Mr. Lyons: Ok.

Mr. Walker: So it's just passed through this part of the Foundation budget.

Mr. Lyons: So the Foundation maintains the wall.

Mr. Walker: It maintains the wall with this agreement with the Community Development District.

Mr. Lyons: And then the Foundation turns around and outsources it to the club or third party vendors?

Mr. Walker: The maintenance of the wall as far as painting it and such?

Mr. Lyons: Yes.

Mr. Walker: No they would use third party vendors. There are areas within, like the preserves and such that Lee Bladen's department would do some of the maintenance. Stuff like the drainage system, it goes to a third party, the lake maintenance goes to a third party.

Mr. Lyons: But how about growth on the wall and stuff like that, you'd maintain that?

Mr. Walker: Right, like one of the other items that was mentioned in the Stantec report was the requirement for enhancement to the drainage around the deed features. So drainage outside of a property line has always been the responsibility of the Community Development District, they put in the infrastructure. So one of the projects

that the District is going to be taking on in the first quarter is to go ahead and do the enhancements that are necessary within that area. There are funds that were the deferred obligation funds that were left back from the original bond where the developer did not spend all of the construction funds so there are funds available for some of these projects.

Mr. Hernandez: Right.

Mr. Walker: As it relates to the reclaimed water project though, at the end of the day our total budget was, we were in line.

Mr. Reis: We don't have the exact amount because we haven't received all the invoices but we are tracking it and it was about a million dollars which was the budget and I think we ended up with about \$30,000 to \$40,000 under budget.

Mr. Walker: Ok. I think the determination was made at this 5% rule so that those funds could then be set aside for future expenses of the reclaimed water?

Mr. Capko: Yes.

Mr. Hernandez: That's correct.

Mr. Walker: Ok.

Mr. Robert: The fountains, they use reclaimed water too?

Mr. Walker: D1 through 3 fountains use reclaimed water.

Mr. Robert: So they go through the same circulation process or no?

Mr. Walker: Well it feeds out of the lake system.

Mr. Motta: Yes off of the lake system through the common area piping and they're treated by the maintenance people, living water, but there's filtration system on any of those three.

Mr. Walker: So as far as reclaimed water though it used for common area, all the common area landscaping, the golf course and now the custom lots, and those three water features, D1, 2 and 3.

Mr. Motta: Right, all the other water features are on potable water.

Mr. Carr: So I think just a few other small items is you'll be seeing a change order for the additional pressure tests, that was requested by Seacoast to finalize the project and the pump house, pipe restoration and I know there was some unhappiness with the

work that was done with the mudding of the exit pipe coming out of the pump station so that's being taken care of as well.

Mr. Walker: Ok.

Mr. Carr: Beyond that, that is the completion of my report. Oats do you have anything you want to add?

Mr. Reis: I have a couple of things. We received notification through Luis' office that there was a public hearing regarding a development of the vacant land across the street from us on Ballenises Road, it's just across from our entrance, it's currently vacant and they're planning on putting a medial office complex there. It didn't seem to affect really the CDD, it's offsite but it may bring additional traffic to our entrance area.

Mr. Robert: Well there was supposed to be a meeting last night.

Mr. Reis: Right, it's a planning and zoning meeting, we didn't attend that because again it doesn't necessarily affect us. Homeowners that are interested in learning more about that can approach Palm Beach Gardens Planning and Zoning Department for that. There will be further public meetings before it gets approved.

Mr. Walker: So in the event that it would impact the District land, for example I-95, Oats has been attending those meetings because based on plans we're seeing some of that encroaches on the District land.

Mr. Reis: Right. I also received a request from Mr. Robert here for more information about what exactly the CDD owns.

Mr. Robert: Right.

Mr. Reis: We have an exhibit and I didn't know how much detail you were looking for but everything in this orange/reddish color is CDD property and there are also property deeds and there are plats that delineate those areas. I just didn't know how much detail you were wanting to get from us but we'll be glad to provide you with whatever information you need on that.

Mr. Robert: Ok. I got some information that Luis forwarded to me, so I'll get back to you on that.

Mr. Reis: Ok.

Mr. Hernandez: Just let us know of anything else that you need, and if you could get me a copy of that exhibit I will pass it on to the new supervisors so that you can have that as a starting point. Anything else Oats?

Mr. Reis: No, I think that's it for me.

Mr. Hernandez: Before we move on, you were talking about the consultant for the wall, did you want to assign any funds for that or how do you want to handle it?

Mr. Walker: Well you tell me, if the funds are available it would be coming out of professional fees or out of our contingency? Do we need to give authorization?

Mr. Hernandez: Yes I will need to have an authorization in an amount not to exceed and those will be coming through the engineering company, they will be responsible for getting whatever consultant they believe is going to provide the best results but they need to have a not to exceed amount.

Mr. Walker: So what do you guys think the cost of a consultant would be?

Mr. Carr: It's hard to say, Oats why don't you weigh in on that?

Mr. Hernandez: Something that I can give you is at least a starting point so that when we have our next meeting you will be able to come up with some sort of report.

Mr. Walker: Right, if not we'll have to wait until the following meeting.

Mr. Hernandez: Correct and I don't think it makes sense just have a meeting to authorize an amount.

Mr. Walker: So is it a \$2,500 expense, is it a \$5,000 expense?

Mr. Reis: I would say it's probably \$5,000 or \$6,000 to get a geotech company to do the testing of the soil and then have that information analyzed by a structural engineer.

Mr. Walker: And they would do that for the entire perimeter wall?

Mr. Reis: No.

Mr. Walker: Just for the areas that appear to have issues.

Mr. Carr: You probably need one or two on each location and that's what was strange to me that the cracks are occurring on the same location on section of wall.

Mr. Walker: Ok, and you've taken a look at it, does it appear that it's, and I know you haven't done any detail checks.

Mr. Carr: Correct, like I said I'm not a structural engineer, but to me, no it doesn't look like it's a very significant structural issue.

Mr. Walker: Ok.

Mr. Carr: The walls aren't leaning, they don't look like they're crumbling or falling over, like I spoke about with Eric, and also with one of our in house structural engineers is it's typically something that happens after construction, settling between the blocks because they are block construction. So it's something that could be handled with some painting.

Mr. Pietrangelo: Is the fountain attached to it?

Mr. Carr: It's attached to the wall.

Mr. Pietrangelo: So it's hanging on the wall?

Mr. Carr: Correct.

Mr. Pietrangelo: Not on the ground attached to it.

Mr. Walker: Right, it's attached to the wall.

Mr. Robert: There's no footing under the fountain.

Mr. Pietrangelo: So it's actually hanging on the wall.

Mr. Lyons: I guess they were added after the wall was built, so that's the issue.

Mr. Walker: Well it sounds like we've got to incur the expense to look at that so you're saying we need authorization for the \$6,000, so I'll make a motion to authorize the District engineer to expend funds not to exceed \$6,000 to retain a consultant to evaluate the structure of the perimeter wall.

On MOTION by Mr. Walker seconded by Mr. Pietrangelo with all in favor, authorizing staff to engage a geotech consultant through the District engineer to evaluate the structure of the perimeter wall in an amount not to exceed \$6,000 was approved.

**C. Manager**

Mr. Hernandez: So we're good, thank you very much for that. Moving on, as the manager, I just want to let the supervisors know that we can have as many meetings as you require to have. Typically what we do is we advertise one monthly meeting that gives us the freedom prior to you joining this board that we know every month on a specific day if we need to, we will have a meeting. What we have done in the past is, we continue to have the meetings set, if there is no matters required to have the meeting we just cancel the meeting. It gives dual flexibility to the CDD, first that we fulfill the requirement to have at least a certain amount of meeting dates so that everyone knows it, and the second thing is, that by just providing one advertisement we fulfill the requirement of listing all the meetings that we have. With that being said, the way we have been handling it in the past is that the meeting has been set to be at this facility, the Sales Center, on the third Thursday of each month at 11:00 a.m. So at this time we can either change that if that doesn't work for any of you, but if it does work, I just want to make you aware that we will have a meeting every month on the third Thursday of each month. Once again, we will only have the meeting if we need it, meaning that if in December, December 15th we have not received any information from the engineer and nothing else is going on, it's very likely that the meeting will be cancelled and so on. So if it's ok with the supervisors, we'll just leave it the way it is and I will just move on.

Mr. Robert: Yes.

Mr. Hernandez: Once again, please keep me posted on anything that I can do to assist you.

**EIGHTH ORDER OF BUSINESS****Financial Reports****A. Approval of Check Register****B. Balance Sheet and Income Statement**

Mr. Hernandez: The next item that we have on the agenda is Financial Reports. Behind tab A you have received a copy of the check register, and behind tab B you have copies of the balance sheet and income statement. While you review them, the part that I want to indicate for the supervisors is, your motion is just recognition that those documents have been provided to you. You are not accepting any of the information that

guarantees what is being said, it's just a motion to accept that information has been given to you. The responsibility of everything on the financial side is being held by my company, GMS, and if there were to be any concerns of any matters, GMS is the one that is responsible.

Mr. Walker: Can we go to the balance sheet?

Mr. Hernandez: Yes.

Mr. Walker: The general fund, so in the bottom where it says reserve for capital projects, and then on reserve. The reserve for capital project is at \$90,000 that represents what?

Mr. Hernandez: The remainder of the deferred obligation, and the unreserved is funds that the District has just been sitting on.

Mr. Walker: The excess funds.

Mr. Hernandez: Correct.

Mr. Walker: So as an example, the drainage costs will be coming out of that reserve for capital projects.

Mr. Hernandez: That's correct sir, yes.

Mr. Pietrangelo: When we did the budget for the reclaimed water, we consciously set monies aside for future repairs. Will that show up on here?

Mr. Walker: According to Oats there will potentially be \$30,000 of savings, so at a certain point in time it would be reflected.

Mr. Hernandez: To answer your question, if you go to the capital projects, the third line, and you go to the construction amount currently we have \$282,000. There was a requisition processed last week and at this point we have roughly \$240,000. The estimate at this point is that once the construction is done there will be a remainder of \$30,000 that will be left for any potential project.

Mr. Reis: What I think what Bob is saying is that he's coming up with the rates for the water usage.

Mr. Walker: Well included within the rates, the annual rate of the \$1,700 is a reservation amount for future replacement and repair costs.

Mr. Pietrangelo: So then we should be adding to that reserve every year.

Mr. Walker: Correct.

Mr. Pietrangelo: Ok.

Mr. Walker: So what you're going to end up with is \$30,000 sitting here in the District and then within the Foundation you're going to have a reserve balance at every year that you're going to be adding to that.

Mr. Pietrangelo: About how much per year?

Mr. Walker: Oh I forgot what that number was, but I have that information, we can pull that up and look at that.

Mr. Pietrangelo: So it will appear as a line item so we can track it.

Mr. Walker: Oh yes, so what's going to happen in the Foundation they're going to keep in essence separate books and records dealing with the reclaimed water project for the 69 lots.

Mr. Hernandez: It's not through the CDD, the cost that you're referring to is being controlled and paid through the Foundation.

Mr. Pietrangelo: So the reserves are going to show on the Foundation's.

Mr. Walker: Correct.

Mr. Hernandez: Correct.

Mr. Pietrangelo: Ok and do we see that?

Mr. Walker: Yes you will see it. It's a part of the balance sheet in the Foundation, the income statement and balance sheet of the Foundation would identify that.

Mr. Hernandez: Not as part of the financials from the CDD, it would be part of the financials from the Foundation.

Mr. Walker: Just so I understand, so we have the \$30,000 that will remain in this capital project fund, and it will just remain there until it needs to be transferred to the Foundation for payment, etc.

Mr. Hernandez: That would be correct.

Mr. Walker: Or you can even transfer it to their reserve.

Mr. Hernandez: Correct.



Mr. Walker: Ok.

Mr. Hernandez: And let them deal with it.

Mr. Walker: Ok. So once the project is finalized Bob, and we determine exactly what excess funds are available, what Luis will probably do is transfer it to the Foundation, they'll keep it in a separate bank account and that will start your reserve balance for reclaimed water projects, and it will add to it every year as everyone pays into the system. So we went through a very specific calculation, we looked at the pump that needed repaired, we looked at the main line, we debated some of that stuff and then we allocated a certain amount per annum amount.

Mr. Pietrangelo: And visibility, how do we see that?

Mr. Walker: Well on the financials what you're going to end up seeing, you're going to see, it's going to say, reserves reclaimed water.

Mr. Pietrangelo: But how do you get access to see that?

Mr. Walker: Well I'm not quite sure how you do that, but it's available and we can find out from Eric, but I think it's available on the website. You won't see anything in there today because no one has actually contributed, we haven't billed anyone yet.

Mr. Pietrangelo: Ok.

Mr. Lyons: Can I ask a question?

Mr. Hernandez: Certainly.

Mr. Lyons: When you talk about repairs coming out of the funding, the \$30,000, does that include the new pump station also?

Mr. Walker: Yes.

Mr. Lyons: And that's also handled through the HOA?

Mr. Walker: Correct.

Mr. Lyons: Ok.

Mr. Walker: Right the pump is a shared pump, so there needs to be a shared agreement.

Mr. Lyons: Ok.

Mr. Walker: Because the cost will be shared between the other user and the reclaimed water for the lots.

Mr. Pietrangelo: When you say the Foundation, it's the HOA.

Mr. Walker: Yes, the HOA correct.

Mr. Pietrangelo: Ok.

Mr. Reis: And by the way, in terms of the funds that are left over from this project, our mission was to bring the reclaimed water to the property line, and that's what that original budget was. We have now since been engaged to help the homeowners in coordinating them, taking that water from the meter into their house but that was not contemplated on anyone's budget as part of the CDD function that we are undertaking now.

Mr. Walker: Administratively, we're not going to incur any cap expense associated with that, that would be precluded.

Mr. Reis: Correct, but Tom will testify here that he has spent many hours.

Mr. Walker: Right and one of the things came up was the fact that we thought administratively it could assist the homeowners by having a preferred vendor that someone could go to, and these guys have exhausted a lot of time trying to get through that process. Surprisingly, there wasn't a bunch of vendors lining up for the task and there was concern on the vendors that we were not going to be able to get critical mass, so we're asking now for a discounted amount to hook up the homeowners but they're saying, well you're not guaranteeing that people are going to use us, so you have identified a couple now and it's going to be handed off to the Foundation.

Mr. Reis: Right and we're still trying to determine how that's all going to work, if it's through one contractor, there's a lot less involvement on our part because we've done all the upfront work, but if say 30 homeowners decide they want to do it on their own, but we're going to have to be out basically holding hands through this whole process, so it's just an unknown cost at this time towards administration.

Mr. Pietrangelo: Why provide that as an option, you go to these two companies and that's it.

Mr. Walker: Alright, so let's see what happens with the first round.

Mr. Pietrangelo: When is that letter going out?

Mr. Carr: That is up to Eric.

Mr. Walker: Right and it sounds like Eric had a draft, so it's probably going out in the next week.

Mr. Carr: I would think so yes.

Mr. Walker: Right it seemed that way.

Mr. Carr: We've addressed all of his comments so far, so unless he has any more, I know he's working on finalizing those letters, those drafts.

Mr. Hernandez: So back to the original issue, does anyone have any questions in regard to the financials? If not, a motion to accept the check register, balance sheet and income statement would be in order.

On MOTION by Mr. Walker seconded by Mr. Lyons with all in favor, the Check Register, Balance Sheet and Income Statement were approved.

**NINTH ORDER OF BUSINESS                      Supervisors      Request      and  
Audience Comments**

Mr. Hernandez: Are there any supervisors requests at this time? Not hearing any, are there audience comments? Not hearing any.

**TENTH ORDER OF BUSINESS                      Adjournment**

Mr. Hernandez: Unless anyone has any other District business to discuss, a motion to adjourn would be in order.

On MOTION by Mr. Robert seconded by Mr. Lyons with all in favor, the Meeting was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**Old Palm  
Community Development District**

**Summary of Invoices**

December 15, 2016

<b>Fund</b>	<b>Date</b>	<b>Check No.s</b>	<b>Amount</b>
<i>General</i>	12/07/16	789-792	\$ 432,847.93
<b>Total Invoices for Approval</b>			<b>\$ 432,847.93</b>

\*\*\* CHECK DATES 11/09/2016 - 12/07/2016 \*\*\*

OLD PALM CDD - GENERAL FUND

BANK A OPERATING ACCOUNT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/07/16	00006	10/31/16	223190	201610	310-51300-31100			*	5,560.00		
			OCT 16 -			ENGINEERING SVCS					
							BOWMAN CONSULTING GROUP LTD			5,560.00	000789
12/07/16	00009	12/01/16	147	201612	310-51300-34000			*	2,994.83		
			DEC 16 -			MGMT FEES					
		12/01/16	147	201612	310-51300-35100			*	83.33		
			DEC 16 -			COMPUTER TIME					
		12/01/16	147	201612	310-51300-49500			*	41.67		
			DEC 16 -			WEBSITE ADMIN					
		12/01/16	147	201612	310-51300-51000			*	20.00		
			DEC 16 -			SUPPLIES					
		12/01/16	147	201612	310-51300-42000			*	1.40		
			DEC 16 -			POSTAGE					
		12/01/16	147	201612	310-51300-42500			*	88.00		
			DEC 16 -			COPIES					
							GOVERNMENTAL MANAGEMENT SERVICES -			3,229.23	000790
12/07/16	00018	12/02/16	14922	201612	310-51300-32200			*	1,000.00		
			AUDIT FYE 9.30.16								
							GRAU & ASSOCIATES			1,000.00	000791
12/07/16	00012	12/07/16	TAX REC	201612	300-20700-10100			*	423,058.70		
			TRANSFER OF TAX RECEIPTS								
							OLD PALM CDD C/O US BANK			423,058.70	000792
							TOTAL FOR BANK A		432,847.93		
							TOTAL FOR REGISTER		432,847.93		

**OLD PALM**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**

November 30, 2016

	<u>Governmental Fund Types</u>			Totals
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>(Memorandum Only) 2017</u>
<b><u>ASSETS:</u></b>				
Cash	\$221,518	---	---	\$221,518
Investments:				
State Board	\$70,532	---	---	\$70,532
<u>Series 2015</u>				
Reserve	---	\$100,041	---	\$100,041
Interest	---	\$0	---	\$0
Revenue	---	\$37,446	---	\$37,446
Construction	---	---	\$282,993	\$282,993
Cost of Issuance	---	---	\$0	\$0
Due from General Fund	---	\$171,151	---	\$171,151
Due from Capital	\$0	---	---	\$0
<b>TOTAL ASSETS</b>	<b><u>\$292,050</u></b>	<b><u>\$308,638</u></b>	<b><u>\$282,993</u></b>	<b><u>\$883,681</u></b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$5,560	---	\$44,073	\$49,633
Due to General	---	---	\$0	\$0
Due to Debt Service	\$171,151	---	---	\$171,151
<b>FUND BALANCES:</b>				
Reserved for Debt Service	---	\$308,638	---	\$308,638
Reserved for Capital Projects	\$70,532	---	\$238,920	\$309,453
Unreserved	\$44,807	---	---	\$44,807
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b><u>\$292,050</u></b>	<b><u>\$308,638</u></b>	<b><u>\$282,993</u></b>	<b><u>\$883,681</u></b>

**OLD PALM**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**  
Statement of Revenues & Expenditures  
For The Period Ending November 30, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/16	ACTUAL THRU 11/30/16	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$132,756	\$31,826	\$31,826	\$0
Interest Income	\$0	\$0	\$58	\$58
<b>TOTAL REVENUES</b>	<u>\$132,756</u>	<u>\$31,826</u>	<u>\$31,884</u>	<u>\$58</u>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Engineering	\$15,000	\$2,500	\$5,560	(\$3,060)
Arbitrage	\$1,250	\$0	\$0	\$0
Assessment Roll	\$2,300	\$2,300	\$4,330	(\$2,030)
Attorney	\$15,000	\$2,500	\$1,800	\$701
Annual Audit	\$4,000	\$0	\$0	\$0
Trustee Fees	\$9,000	\$5,365	\$5,365	\$0
Management Fees	\$35,938	\$5,990	\$5,990	\$0
Computer Time	\$1,000	\$167	\$167	\$0
Telephone	\$100	\$17	\$0	\$17
Postage	\$500	\$83	\$13	\$71
Printing & Binding	\$700	\$117	\$134	(\$17)
Insurance	\$10,359	\$10,359	\$10,359	\$0
Legal Advertising	\$4,000	\$667	\$599	\$68
Other Current Charges	\$500	\$83	\$43	\$40
Website Administration	\$500	\$83	\$83	(\$0)
Office Supplies	\$100	\$17	\$20	(\$3)
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Contingency	\$500	\$83	\$0	\$83
<b>FIELD:</b>				
Property Insurance	\$23,527	\$23,527	\$21,654	\$1,873
Repairs & Maintenance	\$5,500	\$917	\$0	\$917
Contingency	\$3,892	\$649	\$0	\$649
<b>TOTAL EXPENDITURES</b>	<u>\$133,842</u>	<u>\$55,598</u>	<u>\$56,291</u>	<u>(\$693)</u>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<u>(\$1,086)</u>		<u>(\$24,407)</u>	
FUND BALANCE - Beginning	\$1,086		\$139,746	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$115,339</u>	

**OLD PALM**  
**COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND - SERIES 2015**  
**Statement of Revenues & Expenditures**  
For The Period Ending November 30, 2016

	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 11/30/16</u>	<u>ACTUAL THRU 11/30/16</u>	<u>VARIANCE</u>
<b>REVENUES:</b>				
Special Assessments	\$904,251	\$171,151	\$171,151	\$0
Interest Income	\$0	\$0	\$90	\$90
<b><i>TOTAL REVENUES</i></b>	<u>\$904,251</u>	<u>\$171,151</u>	<u>\$171,241</u>	<u>\$90</u>
<b>EXPENDITURES:</b>				
<b><u>Series 2015</u></b>				
Interest - 11/1	\$217,858	\$217,858	\$217,980	(\$123)
Interest - 5/1	\$217,858	\$0	\$0	\$0
Principal - 5/1	\$471,000	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<u>\$906,715</u>	<u>\$217,858</u>	<u>\$217,980</u>	<u>(\$123)</u>
<b>OTHER SOURCES/(USES):</b>				
Interfund Transfer In	\$0	\$0	\$0	\$0
<b><i>TOTAL OTHER</i></b>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>(\$123)</u>
EXCESS REVENUES (EXPENDITURES)	<u>(\$2,464)</u>		<u>(\$46,739)</u>	
FUND BALANCE - Beginning	\$233,804		\$355,377	
FUND BALANCE - Ending	<u>\$231,340</u>		<u>\$308,638</u>	



**OLD PALM**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CAPITAL PROJECTS FUND - SERIES 2015**

Statement of Revenues & Expenditures

For The Period Ending November 30, 2016

	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 11/30/16</u>	<u>ACTUAL THRU 11/30/16</u>	<u>VARIANCE</u>
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$78	\$78
<b><i>TOTAL REVENUES</i></b>	<u>\$0</u>	<u>\$0</u>	<u>\$78</u>	<u>\$78</u>
<b>EXPENDITURES:</b>				
Improvements	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>OTHER SOURCES/(USES):</b>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
<b><i>TOTAL OTHER</i></b>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
EXCESS REVENUES (EXPENDITURES)	<u>\$0</u>		<u>\$78</u>	
FUND BALANCE - Beginning	\$0		\$238,843	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$238,920</u>	

**OLD PALM**  
**COMMUNITY DEVELOPMENT DISTRICT**

Bond Issue:	<b><u>Series 2004A Special Assessment Bonds</u></b>
Original Issue Amount:	\$14,815,000
Interest Rate:	5.90%
Maturity Date:	May 1, 2035
Reserve Fund Requirement:	7.12% of Bonds Outstanding

Bonds outstanding - 9/30/13	\$12,980,000
Less: 5/1/2014	(\$295,000)
5/1/2015	(\$315,000)
8/26/2015	(\$12,370,000)
Current Bonds Outstanding:	<u><u>\$0</u></u>

Bond Issue:	<b><u>Series 2015 Special Assessment Refunding Bonds</u></b>
	\$12,910,000
Interest Rate:	3.500%
Maturity Date:	November 1, 2015
Reserve Fund Requirement:	

Bonds outstanding - 9/30/15	\$12,910,000
Less: 5/1/2016	(\$454,000)
Current Bonds Outstanding:	<u><u>\$12,456,000</u></u>

