

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

The Board of Supervisors of the Palm Bay Community Development District held a Public Hearing and Regular Meeting on January 11, 2024 at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677.

**Present were:**

Rob Bergman	Chair
Speros Margetis	Assistant Secretary
Joseph Timberlake	Assistant Secretary
Win Williamson	Assistant Secretary

**Also present, were:**

Chuck Adams	District Manager
Jared Welch	HOA Officer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:06 a.m.

Supervisors Bergman, Timberlake, Williamson and Margetis were present. Supervisor Aschenbrenner was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments: Agenda Items**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Public Hearing to Hear Public Comment and Objections on the Adoption of Rate Study Amendment #5 to Chapter I of the Rules of Procedure Relating to the Water & Sewer Fees and Charges, Pursuant to Sections 120.54, 190.012 and 190.035, Florida Statutes**

**A. Affidavits of Publication**

- **Notice of Rule Development**
- **Notice of Rule Making for Rate Setting**

These items were included for informational purposes.

**B. Consideration of Resolution 2024-01, Adopting Rate Study Amendment #5 to Chapter I of the Rules of Procedure Relating to the Rates, Fees and Charges for Utility Services**

Mr. Adams presented Resolution 2024-01, and reviewed Amendment #5 to Chapter I of the CDD's Potable Water and Wastewater Regulations: Establishing rates, fees and charges for utility services. He noted that it has been seven years since a rate change was adopted; this rate increase is approximately 20% higher and averages at 2.8% per year which is a standard. The increase in the rate structure will go into effect on February 1, 2024 for the January usage and billing.

Asked if residents will be notified of the rate increase, Mr. Adams replied affirmatively. Asked about a few incorrect/exaggerated billings, Mr. Adams stated he worked with the water company to have those corrected.

**Mr. Adams opened the Public Hearing.**

Mr. Adams noted that the lone member of the public left the meeting temporarily.

No affected property owners or members of the public spoke.

**Mr. Adams closed the Public Hearing.**

**On MOTION by Mr. Bergman and seconded by Mr. Williamson, with all in favor, Resolution 2024-01, Adopting Rate Study Amendment #5 to Chapter I of the Rules of Procedure Relating to the Rates, Fees and Charges for Utility Services, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02, Designating a Date, Time and Location for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date**

Mr. Adams presented Resolution 2024-02. Seats 1, 3 and 4, currently held by Mr. Bergman, Mr. Aschenbrenner and Mr. Timberlake, respectively, will be up for election.

**On MOTION by Mr. Bergman and seconded by Mr. Margetis, with all in favor, Resolution 2024-02, Designating a Date, Time and Location of November 14, 2024 at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677 for a Landowners’ Meeting; Providing for Publication; Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2023**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2023 and responded to questions about the “Insurance- property & casualty” line item at 122% and the status of a payment to Matt Brown for the gangway related to the Marina project.

The financials were accepted.

**SIXTH ORDER OF BUSINESS**

**Approval of July 28, 2023 Public Hearing and Regular Meeting Minutes**

Mr. Adams presented the July 28, 2023 Public Hearing and Regular Meeting Minutes.

**On MOTION by Mr. Margetis and seconded by Mr. Timberlake, with all in favor, the July 28, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

There were no District Counsel or District Engineer reports.

Mr. Adams stated the draft proposed Fiscal Year 2025 budget will be introduced and presented at the next meeting.

- **NEXT MEETING DATE: April 11, 2024 at 9:00 AM**
  - **QUORUM CHECK**

**EIGHTH ORDER OF BUSINESS**

**Public Comments: Non-Agenda Items**

Resident and HOA Officer Jared Welch thanked the Board for coordinating and helping improve the entrance to Palm Bay. Unfortunately, in his opinion, the fountain is not in good condition because landscapers carelessly severed and cut the lines to the pump for the new fountain. Mr. Welch stated that he will meet with Baycut later today to discuss the fountain and the severed power lines for all the lighting in the middle of Highland. It was previously agreed that Baycut will pay for the purchase and installation of a new pump.

Mr. Welch asked the Board for additional funds to improve the lighting in the front, as he believes it will help elevate the entrance and make it safer, more secure and on par with other entrances in the area. He discussed power boxes on the light posts, installing coach lighting on the gatehouse and having it repainted and repaired. Asked how much he would like the CDD to contribute towards lighting, Mr. Welch replied approximately \$600.

Discussion ensued regarding Mr. Welch’s plan to have wall lights installed, the gatehouse, the landscaping, the palm trees, the Palm Bay sign, Baycut’s recommendation to replace the palm trees, diseased trees, the power boxes, the transformers, an electrician, future phases for the lighting, improving the roadside drainage system, water that drains towards the marina, TECO agreeing to clean and possibly paint the streetlights, purple light installations and sea turtles.

**On MOTION by Mr. Williamson and seconded by Mr. Timberlake, with all in favor, contributing a not to exceed amount of \$600 toward the purchase and installation of wall sconces, wall lights and outlets on lights outside the gate, was approved.**

**NINTH ORDER OF BUSINESS**

**Supervisors’ Requests**

Discussion ensued regarding the status of the beach; converting a vacant space into a gravel lot for residents to park bicycles, golf carts and scooters; cost-sharing with the HOA for

beach-related improvements, such as firepits and barbecue pergolas; the gazebo; moving the kayak launch and polling the residents regarding beach improvements.

Mr. Bergman asked for an update on the Boat Club and yearly fees. Mr. Margetis stated that there are leftover funds for the bills, which are minor and include a \$50 yearly license renewal and nominal monthly electric and water bills. The Boat Club is basically collecting funds to pay for the maintenance and electricity for the individual fingers.

Mr. Bergman asked for an update on the marina wall and a nature parcel that is for sale. Mr. Adams stated there were no updates.

**TENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Williamson and seconded by Mr. Timberlake, with all in favor, the meeting adjourned at 10:05 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair