



**CITYPLACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 16, 2018  
8:00 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.cityplacecdd.org](http://www.cityplacecdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
Chamber of Commerce of the Palm Beaches  
401 North Flagler Drive  
West Palm Beach, Florida 33401  
**REGULAR BOARD MEETING**  
February 16, 2018  
**8:00 a.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. November 14, 2017 Regular Board Meeting Minutes.....Page 3
- G. Old Business
- H. New Business
  - 1. Consider Ratification Owner Consent – Mural Permit Letter.....Page 5
  - 2. Consider Review of Contract with Related Urban Management Company
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

**Palm Beach Post, The**  
Feb. 2, 2018  
Miscellaneous Notices

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF CHANGE OF DATE OF REGULAR BOARD MEETING NOTICE IS HEREBY GIVEN that the Board of Supervisors of the CityPlace Community Development District will hold a Regular Board Meeting at 8:00 a.m. on February 16, 2018, in a Conference Room of The Chamber of Commerce of the Palm Beaches located at 401 North Flagler Drive, West Palm Beach, Florida 33401, instead of on February 9, 2018, as previously published. The purpose of the meeting is to take all action on matters which may properly come before the Board. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law relating to Community Development Districts. A copy of the Agenda for the Regular Board Meeting may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922. One or more Supervisors may participate by telephone; therefore, at the Regular Board Meeting location there will be a speaker telephone present so that interested persons can attend the Regular Board Meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. If any person decides to appeal any decision made with respect to any matter considered at this Regular Board Meeting, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this Regular Board Meeting should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the meeting. Meetings may be cancelled from time to time without advertised notice. CityPlace Community Development District [www.cityplacecdd.org](http://www.cityplacecdd.org) Publish: The Palm Beach Post 2-2/ 2018

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
November 14, 2017

**A. CALL TO ORDER**

District Manager Michael McElligott called the November 14, 2017, Regular Board Meeting of the CityPlace Community Development District to order at 9:05 a.m. at the Chamber of Commerce of the Palm Beaches located at 401 North Flagler Drive, West Palm Beach, Florida 33401.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 23, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chair Dennis Grady, Vice Chair Ryan Hallihan, Supervisor Wendy Sartory Link, and Supervisor Joe Ianno constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Michael McElligott from Special District Services, Inc. and District Counsel Bill Capko of Lewis Longman & Walker, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. August 11, 2017, Regular Board Meeting**

Mr. Grady presented the minutes of the May 12, 2017, Regular Board Meeting and without comment, Mr. Ianno **moved** and Ms. Sartory Link seconded that the minutes of the August 11, 2017, Regular Board Meeting be approved, as presented. The **motion** carried 4-0.

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

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**H. NEW BUSINESS**

**1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget**

Mr. McElligott introduced Resolution No. 2017-05, entitled:

**RESOLUTION NO. 2017-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott presented the Amended Fiscal Year 2016/2017 budget. There was a brief discussion among the supervisors with a conclusion that everything appeared to be in good order. Mr. Ianno **moved** approval of Resolution No. 2017-05, seconded by Ms. Sartory Link and the **motion** carried 4 to 0.

**2. Annual Audit – Consider and Approve 2-Year Renewal option – Grau & Associates**

Mr. McElligott explained that our current Audit contract is with Grau & Associates and it is a 3 year contract with an additional 2 year renewal option. Mr. McElligott explained that the original 3 years are up so it would now be appropriate to consider the 2 year renewal option. Mr. McElligott stated that staff is happy with Grau & Associates performance and recommends approving the 2 year renewal option.

Ms. Sartory Link asked Mr. Capko about best practices regarding rotating auditor. Mr. Capko and Mr. McElligott explained that this a 2 year renewal option on an existing contract and that at the end of those 2 year the district would be required to go out to bid for an auditor. However, due to the small number of auditors that perform the type of audit needed for the District it is not uncommon to use the same audit firm for many consecutive years. After a brief discussion, a **motion** was made by Ms. Sartory Link, seconded by Mr. Ianno and the **motion** carried 4 to 0 to pick up the 2 year renewal option on the audit contract with Grau & Associates.

**I. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**J. BOARD MEMBER COMMENTS**

Mr. Hallihan brought up that during due diligence research related to a new project Related Company was involved in, it appears the contract between the District and Related Company signed in 2017 was

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set to expire in 2017. It was asked that there be an agenda item at the next meeting to review the contract between the District and Related Company.

**K. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 9:20 a.m. on a **motion** from Mr. Grady, seconded by Mr. Ianno and the **motion** carried 4-0.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

December 6, 2017

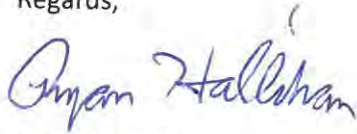
City of West Palm Beach Development Services Department  
401 Clematis Street  
West Palm Beach, FL 33401

Re: Mural Permit at 700 S. Rosemary Avenue West Palm Beach, Florida 33401 – Hibiscus Garage

To whom it may concern:

Please allow this letter to serve as evidence that CityPlace Community Development District, as the fee owner to the improvements located at 700 S. Rosemary Avenue West Palm Beach, Florida 33401 – Hibiscus Garage, hereby consents to the proposed mural that will be painted on the southern and eastern exterior façades.

Regards,

A handwritten signature in blue ink that reads "Ryan Hallihan". The signature is written in a cursive, flowing style.

Ryan Hallihan

Vice Chairman

CityPlace Community Development District