



**CITYPLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
FEBRUARY 7, 2020
8:45 A.M.**

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

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 7, 2020
8:45 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 18, 2019 Regular Board Meeting.....Page 3
- G. Old Business
 - 1. Update Regarding Project Improvements
- H. New Business
 - 1. Update Regarding New District Boundary Map and Description
 - 2. Update Regarding CDD Name Change
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

The Palm Beach Post

Palm Beach Daily News



PROOF OF PUBLICATION STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Suzanne Casey, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Notice was published in said newspaper on: first date of Publication 10/28/2019 and last date of Publication 10/28/2019. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

CITYPLACE CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000523595
Ad Cost:	\$237.36
Paid:	\$0.00
Balance Due:	\$237.36

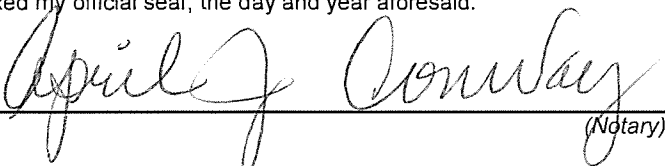
Signed



(Legal Advertising Agent)

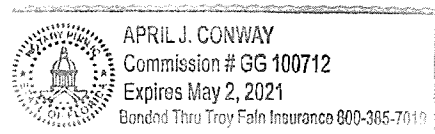
Sworn or affirmed to, and subscribed before me, this 29th day of October, 2019 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



(Notary)

Please see Ad on following page(s).



CITYPLACE CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

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**CITYPLACE COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020 REGULAR
MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the City Place Community Development District will hold Regular Meetings in the Conference Room of The Chamber of Commerce of the Palm Beaches, 401 North Flagler Drive, West Palm Beach, Florida 33401 at 8:45 a.m. on the following dates:

**November 8, 2019
February 7, 2020
May 8, 2020
August 7, 2020**

The purpose of the meetings is to conduct any and all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings 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.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, 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 any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

CITYPLACE COMMUNITY
DEVELOPMENT DISTRICT
www.cityplacecdd.org
10-28/2019

0000523595-01

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 18, 2019

A. CALL TO ORDER

District Manager Michael McElligott called the November 18, 2019, Regular Board Meeting of the CityPlace Community Development District to order at 8:45 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 28, 2019, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chair Dennis Grady, Vice Chair Ryan Hallihan, and Supervisors Ken Tuma and Wendy Sartory Link 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. July 29, 2019, Regular Board Meeting & Public Hearing

Mr. McElligott presented the minutes of the July 29, 2019, Regular Board Meeting and Public Hearing and without changes, Mr. Tuma **moved**, and Mr. Hallihan seconded that the minutes of the July 29, 2019, Regular Board Meeting and Public Hearing be approved, as presented. The **motion** carried 4-0.

G. OLD BUSINESS

1. Update Regarding Project Improvements

Mr. Hallihan updated the Board on the District improvement. He stated that official Re-Grand Opening will be held on November 30th. All construction is going well.

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 18, 2019

H. NEW BUSINESS

1. Consider Resolution No. 2019-04 – Adopting a Fiscal year 2018/2019 Amended Budget

Mr. McElligott introduced Resolution No. 2019-04, entitled:

RESOLUTION NO. 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2018/2019 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott presented the 2018/2019 Amended Budget. After a brief discussion, Ms. Sartory Link **moved** approval of Resolution No. 2019-04 as presented, Mr. Tuma seconded, and the **motion** carried 4-0.

H. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

After a discussion by the Board regarding the 2 proposals, it was decided to go with Grau & Associates due to the considerable cost saving but to request that the principal doing the final review and sign off at Grau be changed every 3 years to add an additional set of eyes to insure maximum accuracy and compliance. A **motion** was then made by Mr. Tuma, with a second from Ms. Sartory Link to approve the proposal from Grau & Associate with the request that Grau rotate the principal signing off be rotated every 3 year. That **motion** carried 4-0.

J. ADMINISTRATIVE MATTERS

There were no further administrative matters.

K. BOARD MEMBER COMMENTS

Mr. Hallihan pointed out the need for the District to have a more detailed, up to date boundary map with all the changes and additional maintenance responsibilities resulting from the 2018 project and more. The Board discussed and agreed. There was a **motion** by Mr. Tuma, with a second from Mr. Grady to authorize staff to engage in an updated, detailed boundary map and description with a not to exceed amount of \$50,000.00. The **motion** carried 4-0.

K. ADJOURNMENT

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 18, 2019

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 9:09 a.m. on a **motion** from Mr. Tuma, seconded by Ms. Sartory Link and the **motion** carried 4-0.

Secretary/Assistant Secretary

Chair/Vice-Chair