

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

The Board of Supervisors of the Palm Coast 145 Community Development District held a Regular Meeting on May 28, 2024 at 2:00 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110.

Present were:

David Hansen	Chair
Franklin J. Green	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
Momtaz Barq (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:05 p.m.

Supervisors Hansen, Green and Attack were present. Supervisors Fischer and Beebe were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing

Severability; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-04. She reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. This is a Landowner-funded budget, with expenses funded as they are incurred.

On MOTION by Mr. Attack and seconded by Mr. Hansen, with all in favor, Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 27, 2024 at 2:00 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating a Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-05.

On MOTION by Mr. Attack and seconded by Mr. Hansen, with all in favor, Resolution 2024-05, Designating a Date, Time, and Location of November 5, 2025 at 1:45 p.m., at a location to be determined, for the Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-03,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

This item was deferred.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-07,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2024-07. The following nomination was made:

Andrew Kantarzi	Assistant Secretary
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No other nominations were made:

This Resolution removes the following from the Board:

Daniel Rom	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

David Hansen	Chair
Michael Beebe	Vice Chair
Franklin J. Green	Assistant Secretary
Clifton Fischer	Assistant Secretary
Robert Atack	Assistant Secretary
Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Atack and seconded by Mr. Green, with all in favor, Resolution 2024-07, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.
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EIGHTH ORDER OF BUSINESS**Consideration of Outstanding Financing Matters**

This item was deferred.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2024**

Ms. Cerbone presented the Unaudited Financial Statements as of April 30, 2024.

On MOTION by Mr. Green and seconded by Mr. Atack, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

TENTH ORDER OF BUSINESS**Approval of October 24, 2023 Regular Meeting Minutes**

Ms. Cerbone presented the October 24, 2023 Regular Meeting Minutes.

On MOTION by Mr. Hansen and seconded by Mr. Green, with all in favor, the October 24, 2023 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

- **Update: Ethics Training and Form 1 Requirements**

Mr. Johnson discussed the requirement for the Board Members to complete four hours of ethics training by December 31, 2024. Ms. Cerbone discussed registering with the Commission on Ethics so the Board Members can file Form 1 electronically and the numerous ways to complete the ethics training requirement.

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

There was no report.

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

- **NEXT MEETING DATE: June 25, 2024 at 2:00 PM**

○ **QUORUM CHECK**

The next meeting will be on June 25, 2024, unless cancelled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Atack and seconded by Mr. Hansen, with all in favor, the meeting adjourned at 2:15 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair