

**PALM COAST**

**145**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**December 17, 2024**

**BOARD OF SUPERVISORS  
SPECIAL MEETING  
AGENDA**

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Palm Coast 145 Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

December 10, 2024

<p><b>ATTENDEES:</b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Board of Supervisors  
Palm Coast 145 Community Development District

Dear Board Members:

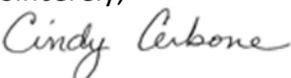
The Board of Supervisors of the Palm Coast 145 Community Development District will hold a Special Meeting on December 17, 2024 at 2:00 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisors [Michael Beebe - Seat 1, Robert Atack - Seat 2, Greg Ulmer - Seat 5] *(the following to be provided in separate package)*
  - A. Required Ethics Training and Disclosure Filing
    - Sample Form 1 2023/Instructions
  - B. Membership, Obligation and Responsibilities
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-03, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date
6. Review of Responses to RFP for Comprehensive Site Development: Earthwork, Roadway Construction, Stormwater Management, and Utility Infrastructure Systems Packages
  - A. Respondents
  - B. Evaluation/Ranking

- C. Authorization to Negotiate and Finalize Contract
- 7. Consideration of Resolution 2025-02, Designating the Location of the Local District Records Office and Providing an Effective Date
- 8. Acceptance of Unaudited Financial Statements as of October 31, 2024
- 9. Approval of Minutes
  - A. October 29, 2024 Regular Meeting
  - B. November 5, 2024 Landowners’ Meeting
- 10. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Terra-Max Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: January 28, 2025 at 2:00 P.M.
      - QUORUM CHECK
- 11. Board Members’ Comments/Requests
- 12. Public Comments
- 13. Adjournment

SEAT 1	MICHAEL BEEBE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ROBERT ATACK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	FRANKLIN J GREEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DAVID HANSEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	GREG ULMER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at 415-516-2161.

Sincerely,  
  
 Cindy Cerbone  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 867 327 4756**

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS’ ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Palm Coast 145 Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Palm Coast, Flagler County, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners’ meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT:**

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

<b>BOARD OF SUPERVISORS</b>	<b>SEAT</b>	<b>VOTES</b>
Michael Beebe	Seat 1	140 Votes
Robert Atack	Seat 2	140 Votes
Greg Ulmer	Seat 5	130 Votes

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

<b>BOARD OF SUPERVISORS</b>	<b>SEAT</b>	<b>TERM OF OFFICE</b>
Michael Beebe	Seat 1	4-Year Term
Robert Atack	Seat 2	4-Year Term
Greg Ulmer	Seat 5	2-Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of December, 2024

Attest:

**PALM COAST 145 COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Palm Coast 145 Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT THAT:**

**SECTION 1.** The following is/are elected as Officer(s) of the District effective December 17, 2024:

- \_\_\_\_\_ is elected Chair
- \_\_\_\_\_ is elected Vice Chair
- \_\_\_\_\_ is elected Assistant Secretary
- \_\_\_\_\_ is elected Assistant Secretary
- \_\_\_\_\_ is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of December 17, 2024:

Clifton Fischer                      Assistant Secretary

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Andrew Kantarzhi is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 17<sup>TH</sup> DAY OF DECEMBER, 2024.**

ATTEST:

**PALM COAST 145 COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**PALM COAST 145**  
**MASS GRADING**  
Request for Proposals

<b>Evaluation Criteria</b>		<b>EVALUATION SCORE</b>
<p>1. <i>Personnel.</i> (10 Points)</p> <p>(E.g., geographic locations of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)</p>		
<p>2. <i>Proposer’s Experience.</i> (35 Points)</p> <p>(E.g. past record and experience of the respondent in similar type and size of projects; volume of work previously performed by the firm; past performance for other developers in the region; character, integrity, reputation, of respondent, etc.)</p>		
<p>3. <i>Understanding of Scope of Work.</i> (5 Points)</p> <p>The extent to which the proposal demonstrates an understanding of the developer’s needs for the services requested.</p>		
<p>4. <i>Financial &amp; Physical Assets (Equipment) Capabilities</i> (20 Points)</p> <p>The extent to which the proposal demonstrates the adequacy of Proposer’s financial resources, equipment resources, and stability as a business entity, necessary to complete the specific services required.</p>		
<p>5. <i>Price.</i> (30 Points)</p> <p>Points available for the price will be allocated as follows:</p> <p><u>20 Points</u> will be awarded to the Proposer submitting the lowest cost proposal, (i.e., the summation of the unit price extensions using quantity estimates provided, the allowances shown, plus the proposal contractor’s fee) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer’s bid and the low bid.</p> <p><u>10 Points</u> are allocated for the reasonableness of unit prices and the balance of bid.</p>		

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Evaluator: \_\_\_\_\_

Date: \_\_\_\_\_

**TOTAL:**

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**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2025-02**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Palm Coast 145 Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Palm Coast, Flagler County, Florida; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District’s local records office shall be located at: \_\_\_\_\_  
\_\_\_\_\_.

**SECTION 2.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

**PALM COAST 145 COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**PALM COAST 145  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
OCTOBER 31, 2024**

**PALM COAST 145  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
OCTOBER 31, 2024**

	General Fund	Debt Service Fund	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>			
Cash	\$ 4,352	\$ -	\$ 4,352
Undeposited funds	14,137	-	14,137
Total assets	<u>\$ 18,489</u>	<u>\$ -</u>	<u>\$ 18,489</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 12,493	\$ -	\$ 12,493
Due to Landowner	-	14,630	14,630
Landowner advance	6,000	-	6,000
Total liabilities	<u>18,493</u>	<u>14,630</u>	<u>33,123</u>
Fund balances:			
Restricted for:			
Debt service	-	(14,630)	(14,630)
Unassigned	(4)	-	(4)
Total fund balances	<u>(4)</u>	<u>(14,630)</u>	<u>(14,634)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 18,489</u>	<u>\$ -</u>	<u>\$ 18,489</u>

**PALM COAST 145  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED OCTOBER 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 6,645	\$ 6,645	\$ 108,219	6%
Total revenues	<u>6,645</u>	<u>6,645</u>	<u>108,219</u>	6%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	-	6,459	0%
Management/accounting/recording	1,000	1,000	48,000	2%
Legal	-	-	25,000	0%
Engineering	-	-	5,000	0%
Audit	-	-	4,000	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	5,500	0%
Telephone	17	17	200	9%
Postage	-	-	500	0%
Printing & binding	42	42	500	8%
Legal advertising	-	-	2,000	0%
Annual special district fee	175	175	175	100%
Insurance	5,408	5,408	5,720	95%
Contingencies/bank charges	3	3	500	1%
Website hosting & maintenance	-	-	705	0%
Meeting room	-	-	2,000	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>6,645</u>	<u>6,645</u>	<u>108,219</u>	6%
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	
Fund balances - beginning	(4)	(4)	-	
Fund balances - ending	<u>\$ (4)</u>	<u>\$ (4)</u>	<u>\$ -</u>	

\*These items will be realized when bonds are issued

**PALM COAST 145  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
<b>Debt service</b>	<u>-</u>	<u>-</u>
Total debt service	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 <u>(14,630)</u>	 <u>(14,630)</u>
Fund balances - ending	<u><u>\$ (14,630)</u></u>	<u><u>\$ (14,630)</u></u>

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES A**

**DRAFT**

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

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The Board of Supervisors of the Palm Coast 145 Community Development District held a Regular Meeting on October 29, 2024 at 10:00 a.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               |
| Michael Beebe   | Vice Chair          |
| Robert Atack    | Assistant Secretary |
| Clifton Fischer | Assistant Secretary |
| Franklin Green  | Assistant Secretary |

**Also present were:**

- |                                  |  |
|----------------------------------|--|
| Andrew Kantarzhi                 | District Manager                         |
| Cindy Cerbone                    | Wrathell, Hunt and Associates, LLC (WHA) |
| Clifton Fischer                  | Wrathell, Hunt and Associates, LLC (WHA) |
| Jason Middleton                  | Wrathell, Hunt and Associates, LLC (WHA) |
| Jonathan Johnson (via telephone) | District Counsel                         |
| Momtaz Barq (via telephone)      | District Engineer                        |
| J.W. Howard (via telephone)      | Morgan Stanley                           |
| John Amm                         | M-R Development & Construction, Inc.     |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 10:00 a.m.  
All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Clifton Fischer [Seat 5]**

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Mr. Kantarzhi presented Mr. Clifton Fischer’s resignation from Seat 5.

**On MOTION by Mr. Atack and seconded by Mr. Hansen, with all in favor, the resignation of Mr. Clifton Fischer from Seat 5, was accepted.**

**FOURTH ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2024**

Mr. Atack nominated Mr. Greg Ulmer to fill Seat 5. No other nominations were made.

**On MOTION by Mr. Atack and seconded by Mr. Green, with all in favor, the appointment of Greg Ulmer to Seat 5, was approved.**

Mr. Kantarzhi stated, since Mr. Ulmer was not present, the Oath of Office will be deferred.

- **Administration of Oath of Office (the following will also be provided in a separate package)**
  - A. Required Ethics Training and Disclosure Filing**
    - **Sample Form 1 2023/Instructions**
  - B. Membership, Obligation and Responsibilities**
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

75 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2025-02,**  
76 **Designating the Location of the Local**  
77 **District Records Office and Providing an**  
78 **Effective Date**

79  
80 This item was deferred.

81  
82 **SEVENTH ORDER OF BUSINESS** **Consideration of Palm Coast 145 Manager,**  
83 **LLC Funding Agreement**

84  
85 Mr. Johnson presented the Palm Coast 145 Funding Agreement between the CDD and  
86 Palm Coast 145 Manager, LLC. The purpose of the Agreement is to provide the CDD with a  
87 revenue source to fund construction services. Mr. Johnson stated the Agreement was reviewed  
88 by Palm Coast 145 Manager, LLC and approved. He recommended approval, in substantial  
89 form.

90 Ms. Cerbone stated Bradford Kline, of Palm Coast 145 Manager, LLC, already signed the  
91 Agreement, with the understanding that Exhibit A is being worked on.

92  
93 **On MOTION by Mr. Hansen and seconded by Mr. Beebe, with all in favor, the**  
94 **Funding Agreement between the CDD and Palm Coast 145 Manager, LLC, in**  
95 **substantial form, was approved.**

96  
97  
98 **EIGHTH ORDER OF BUSINESS** **Authorization of RFP for Construction**  
99 **Services; Approval of Evaluation Criteria**

100  
101 Mr. Kantarzhi presented the Mass Grading Request for Proposals (RFP) and reviewed  
102 the Evaluation Criteria. The project manual is still in process and will be completed soon. Once  
103 completed, Staff will advertise the RFP, allow 30 days before accepting bids and schedule a bid  
104 opening, which will be followed by a special meeting to consider the responses and award the  
105 contract in December 2024 or January 2025.

106 Mr. Kantarzhi, Ms. Cerbone and Mr. Johnson responded to questions regarding the  
107 construction project for which the RFP is being advertised, the RFP timing, bid process, project  
108 manual, evaluation criteria, bond financing and timing.

109 Mr. Barq joined the meeting, in person.

110 Mr. Howard stated, whatever the process needs to be and what is decided upon  
111 between Staff, the Board and the Developer, he does not have an issue; all he needs is a signed  
112 contract for the bonds.

113

114 **On MOTION by Mr. Atack and seconded by Mr. Hansen with all in favor,**  
115 **authorizing Staff to prepare the RFP and the Evaluation Criteria for**  
116 **Construction Services and advertise the RFP, were approved.**

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119 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of September 30, 2024**

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121

122 **On MOTION by Mr. Hansen and seconded by Mr. Atack, with all in favor, the**  
123 **Unaudited Financial Statements as of September 30, 2024, were accepted.**

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126 **TENTH ORDER OF BUSINESS**

**Approval of August 27, 2024 Public Hearing  
and Regular Meeting Minutes**

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129 **On MOTION by Mr. Green and seconded by Mr. Atack, with all in favor, the**  
130 **August 27, 2024 Public Hearing and Regular Meeting Minutes, as presented,**  
131 **were approved.**

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134 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

135

136 **A. District Counsel: Kutak Rock LLP**

137 There was no report.

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

139 Mr. Barq stated he is completing the project manual. He asked when will it be needed.

140 Ms. Cerbone stated Management will let him know later today.

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

142 **• UPCOMING MEETINGS**

143 ➤ **November 5, 2024 at 1:30 PM [Landowners' Meeting]**

144 ➤ **January 28, 2025 at 2:00 PM [Regular Meeting]**



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Secretary/Assistant Secretary

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Chair/Vice Chair

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES B**



36 No other nominations were made.

37 **B. Casting of Ballots**

38 • **Determine Number of Voting Units Represented**

39 A total of 146 voting units were represented.

40 • **Determine Number of Voting Units Assigned by Proxy**

41 All 146 voting units represented were assigned by proxy to Mr. Kantarzhi by the  
42 Landowner, Palm Coast 145 Acquisition LLC. Mr. Kantarzhi is eligible to cast up to 146 votes per  
43 seat.

44 Mr. Kantarzhi cast the following votes:

45	Seat 1	Michael Beebe	140 votes
46	Seat 2	Robert Attack	140 votes
47	Seat 5	Greg Ulmer	130 votes

48 **C. Ballot Tabulation and Results**

49 Mr. Kantarzhi reported the following ballot tabulation, results and term lengths:

50	Seat 1	Michael Beebe	140 votes	4-Year Term
51	Seat 2	Robert Attack	140 votes	4-Year Term
52	Seat 5	Greg Ulmer	130 votes	2-Year Term

53

54 **FIFTH ORDER OF BUSINESS** **Landowners' Questions/Comments**

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56 There were no Landowners' questions or comments.

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58 **SIXTH ORDER OF BUSINESS** **Adjournment**

59

60 There being nothing further to discuss, the meeting adjourned at 1:41 p.m.

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63 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE**

**LOCATION**

*Flagler County Government Services Building  
1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 22, 2024 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>October 29, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>November 5, 2024</b>	<b>Landowners' Meeting</b>	<b>1:30 PM</b>
<b>December 12, 2024</b>	<b>Bid Opening</b> Comprehensive Site Development: Earthwork, Roadway Construction, Stormwater Management, and Utility Infrastructure Systems	<b>2:00 PM</b>
<b>December 17, 2024</b>	<b>Special Meeting</b>	<b>2:00 PM</b>
<b>January 28, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 25, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>March 25, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 22, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>May 27, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 24, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>July 22, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>August 26, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>September 23, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>