



**COCO PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 19, 2017
11:15 A.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
730 N.W. 107th Avenue,
Third Floor, Suite 300 Meeting Room
Miami, Florida 33172
REGULAR BOARD MEETING
April 19, 2017
11:15 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. January 18, 2017 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Staff Report: As Required
- H. New Business
 - 1. Consider Resolution No. 2017-01 – Authorizes Boundary Amendment (Expansion).....Page 6
 - 2. Consider Resolution No. 2017-02 – Adopting FY 2017/2018 Proposed Budget/Set Hearing...Page 9
 - 3. Consider Resolution No. 2017-03 – Authorizes Electronic Approvals & Check Signers.....Page 16
 - 4. Staff Report as Required
- I. Administrative & Operational Matters
 - 1. Reminder: Financial Statement of Interests **2016 Form 1**
- J. Board Member & Staff Closing Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared OCTELMA V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

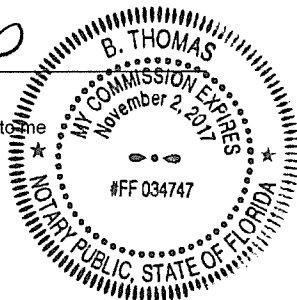
10/03/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade 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 or 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 the said newspaper.

Sworn to and subscribed before me this
3 day of OCTOBER, A.D. 2016

(SEAL)

OCTELMA V. FERBEYRE personally known to me



COCO PALMS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Coco Palms Community Development District will hold Regular Meetings at Lennar Homes, LLC located at 730 NW 107th Avenue, 3rd Floor, Suite 300 Meeting Room, Miami, Florida 33172 at 11:15 a.m. on the following dates:

October 19, 2016
November 16, 2016
December 21, 2016
January 18, 2017
February 15, 2017
March 15, 2017
April 19, 2017
May 17, 2017
June 21, 2017
July 19, 2017
August 16, 2017
September 20, 2017

The purpose of the meetings is for the Board to consider District business which may lawfully and properly come 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 305-777-0761 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two 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. Said meeting(s) 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 305-777-0761 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.

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

www.cocopalmscdd.org
10/3

16-38/0000156988M

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 18, 2017

A. CALL TO ORDER

District Manager Neil Kalin called the January 18, 2017, Regular Board Meeting of the Coco Palms Community Development District to order at 11:21 a.m. in the Suite 300 Meeting Room of 730 NW 107th Avenue, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 3, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Vice Chairperson Teresa Baluja and Supervisors Indira Jimenez and Yadira Monzon.

Staff in attendance included: District Managers Neil Kalin and Armando Silva of Special District Services, Inc.; and District Counsel Gerald Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present was Raisa Krause of Lennar Homes, LLC, Miami, Florida.

D. CONSIDER RESIGNATION AND APPOINTMENT TO FILL VACANCY

Mr. Kalin presented the resignation of Carmen Travieso and stated that it would be in order to consider the resignation with an effective date of December 9, 2016. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Jimenez and unanimously passed to accept the resignation of Carmen Travieso with an effective date of December 9, 2016.

Mr. Kalin then stated that there was a vacancy on the District's Board of Supervisors and asked if there were any interested persons that meet the qualifications and who would like to serve on the Two Lakes CDD ("District") Board of Supervisors ("Board"). Ms. Raisa Krause, a qualified person, stated that she was interested in serving on the Board. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Monzon and unanimously passed to *appoint* Ms. Raisa Krause to fill the vacancy in the unexpired 2-year term of office as a result of the resignation of Carmen Travieso; and this term of office shall expire in November 2018.

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 18, 2017

E. ADMINISTER OATH OF OFFICE AND REVIEW DUTIES & RESPONSIBILITIES

Mr. Kalin, Notary Public in the State of Florida, administered the Oath of Office to Raisa Krause. In addition, Mr. Kalin reminded Ms. Krause of her duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2016 Form 1 must be completed and mailed to the Supervisor of Elections Office in the County of residency within thirty {30} days of appointment); and the Code of Ethics for Public Officials.

F. ELECTION OF OFFICERS

Mr. Kalin stated that as result of the recent changes to the Board of Supervisors of the District, it would now be in order to re-elect officers. The following names were provided for election:

- Chairperson – Maria Carolina Herrera
- Vice Chairperson – Teresa Baluja
- Secretary/Treasurer – Neil Kalin
- Assistant Secretaries – Yadira Monzon, Indira Jimenez, Raisa Krause, Gloria Perez and Armando Silva

A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Monzon and unanimously passed to *elect* the officers of the Coco Palms Community Development District Board of Supervisors, as listed above.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

I. APPROVAL OF MINUTES

1. October 19, 2016, Regular Board Meeting

Mr. Kalin presented the October 19, 2016, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no changes, a **motion** was made by Ms. Monzon, seconded by Ms. Krause and unanimously passed to approve the October 19, 2016, Regular Board Meeting minutes, as presented.

J. OLD BUSINESS

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 18, 2017

1. Staff Report, as Required

There was no Staff Report at this time.

K. NEW BUSINESS

1. Grant of Easement – Recorded December 22, 2016 – For Informational Purposes and Ratification – Tracts F, J, M, N, Q, U, Z, A1, E1, K1, R1, T1, V1, X1, B2, C2, D2, E2, H2,I2, J2, AND ZI of Coco Palms Estates

Mr. Kalin stated, for the record, that the approved District Engineer’s Report contemplated that an easement would be granted to the District for purposes of access to and maintenance of stormwater management and drainage facilities on the aforementioned Tracts and that it would be order for the Board to ratify and accept the recorded “Grant of Easement,” as presented. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Monzon and unanimously passed to ratify the Grant of Easement, as recorded on December 22, 2016, in Plat Book 171, Page 32 of the Public Records of Miami-Dade County, Florida.

2. Staff Report, as Required

There was no Staff Report at this time.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Auditor Committee Meeting and Engagement Recommendations

• Ranking of Auditor Proposals

At approximately 11:30 a.m., Mr. Kalin announced, for the record, that he was recessing the Regular Board Meeting and simultaneously calling to order a meeting of the **Audit Committee**. He explained that the purpose of the **Audit Committee** meeting was to rank and recommend, in order of preference, no fewer than three (3) firms to perform the required auditing services for three (3) fiscal years commencing with the 2015/2016 audit and to include a two (2) year renewal option. However, since the District received only two (2) proposals, the **Audit Committee** recommended waiving the criteria to recommend no fewer than three (3) firms and to continue with the ranking of the two (2) proposing audit firms. Mr. Kalin, previously appointed to the **Audit Committee**, provided the ranking summary of the two (2) audit proposals received in response to the request for proposals and provided copies of the proposals from each participating audit firm. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to rank the following firms deemed to be most qualified to perform the auditing services: Grau & Associates ranked as number 1; and the firm of Carr, Riggs & Ingram was ranked as number 2.

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 18, 2017

There being no further **Audit Committee** business to conduct, Mr. Kalin adjourned the **Audit Committee** meeting at approximately 11:33 a.m. and simultaneously reconvened the Regular Board Meeting so the that Board could consider and select one of the firms recommended by the **Audit Committee**. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to engage the auditing firm of Grau & Associates, the highest ranked and qualified auditing firm, to perform audits for the three (3) fiscal years 2015/2016, 2016/2017 and 2017/2018; and the fees for each fiscal year will be \$3,200, \$3,300 and \$3,400 respectively; and to provide in the engagement a two (2) year renewal option for the fiscal years 2018/2019 audit and 2019/2020 audit; and provides for the District Manager to negotiate a fee of not to exceed \$3,400 for the 2018/2019 fiscal year audit and \$3,400 2019/2020 fiscal year audit.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no closing comments.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Baluja, seconded by Ms. Krause and passed unanimously to adjourn the Regular Board Meeting at approximately 11:36 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL AND DISTRICT STAFF TO FILE A PETITION WITH MIAMI-DADE COUNTY, FLORIDA TO EXPAND THE BOUNDARIES OF THE DISTRICT; AND PROVIDE AN EFFECTIVE DATE.

WHEREAS, Coco Palms Community Development District (“District”) has received a request from the landowner of an adjacent parcel, SFI Palm Tree Farms, LLC, a Delaware limited liability company, that the landowner’s parcel be annexed into the District; and

WHEREAS, the District Board of Supervisors (“Board”) has determined that it is in the best interests of the District and its residents to expand the boundaries of the District; and

WHEREAS, pursuant to Section 190.046, Florida Statutes, the District Board proposes to expand the District by approximately 31.32 +/- acres.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

SECTION 2. The District hereby authorizes, ratifies and confirms the filing with Miami-Dade County, Florida, of a petition to expand the boundaries of the District to include the area described in Exhibit “A” attached hereto (the “Expansion Area”), all in accordance with Section 190.046, Florida Statutes.

SECTION 3. The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. This Resolution shall take effect upon adoption.

**THIS RESOLUTION WAS PASSED AND ADOPTED THIS 19th DAY OF APRIL,
2017.**

ATTEST:

**COCO PALMS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Exhibit "A"

RESOLUTION NO. 2017-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2017/2018; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Coco Palms Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2017/2018 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 21, 2017 at 11:15 a.m. in the Lennar Homes, LLC located at 730 NW 107th Avenue, 3rd Floor, Suite 300 Meeting Room, Miami, Florida 33172, for the purpose of receiving public comments on the Proposed Fiscal Year 2017/2018 Budget.

PASSED, ADOPTED and EFFECTIVE this 19th day of April, 2017.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Coco Palms
Community Development District

**Proposed Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
REVENUES	
Administrative Assessments	74,989
Maintenance Assessments	37,553
Developer Contribution	0
Debt Assessments	696,804
Interest Income	60
TOTAL REVENUES	\$ 809,406
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	29,700
Legal	13,000
Assessment Roll	7,500
Audit Fees	3,300
Arbitrage Rebate Fee	650
Insurance	5,500
Legal Advertisements	1,500
Miscellaneous	1,500
Postage	725
Office Supplies	1,000
Dues & Subscriptions	175
Trustee Fees	3,500
Continuing Disclosure Fee	1,000
Website Management	1,500
Total Administrative Expenditures	\$ 70,550
Maintenance Expenditures	
Annual Engineer's Report/Inspections/Field Ops Mgt	2,200
Lawn & Landscape Tract Maintenance	5,000
Entrance Feature Maintenance	3,600
Irrigation System Maintenance/Upkeep	2,400
Roadway/Drainage System Maintenance-Upkeep	3,600
Fountain Maintenance/Upkeep	4,000
FP&L Power/Utility	7,200
Miscellaneous Maintenance	3,700
Lake - Aquatic Maintenance	3,600
Total Maintenance Expenditures	\$ 35,300
TOTAL EXPENDITURES	\$ 105,850
REVENUES LESS EXPENDITURES	\$ 703,556
Bond Payments	(654,996)
BALANCE	\$ 48,560
County Appraiser & Tax Collector Fee	(16,186)
Discounts For Early Payments	(32,374)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	0	75,122	74,989	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	0	37,553	37,553	Expenditures/.94
Developer Contribution	66,113	0	0	
Debt Assessments	0	693,139	696,804	Bond Payments/.94
Interest Income	11	60	60	Interest Projected At \$5 Per Month
TOTAL REVENUES	\$ 66,124	\$ 805,874	\$ 809,406	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	24,250	29,100	29,700	CPI Adjustment
Legal	14,447	13,000	13,000	No Change From 2016/2017 Budget
Assessment Roll	5,000	7,500	7,500	As Per Contract
Audit Fees	0	4,000	3,300	Accepted Amount For 2016/2017 Audit
Arbitrage Rebate Fee	0	650	650	No Change From 2016/2017 Budget
Insurance	4,342	5,500	5,500	Fiscal Year 2016/2017 Expenditure Was \$5,100
Legal Advertisements	3,216	1,500	1,500	No Change From 2016/2017 Budget
Miscellaneous	6,459	1,500	1,500	No Change From 2016/2017 Budget
Postage	322	750	725	\$25 Decrease From 2016/2017 Budget
Office Supplies	1,077	1,000	1,000	No Change From 2016/2017 Budget
Dues & Subscriptions	150	175	175	No Change From 2016/2017 Budget
Trustee Fees	0	3,500	3,500	No Change From 2016/2017 Budget
Continuing Disclosure Fee	500	1,000	1,000	No Change From 2016/2017 Budget
Website Management	1,250	1,500	1,500	No Change From 2016/2017 Budget
Total Administrative Expenditures	\$ 61,013	\$ 70,675	\$ 70,550	
Maintenance Expenditures				
Annual Engineer's Report/Inspections/Field Ops Mgt	500	2,200	2,200	No Change From 2016/2017 Budget
Lawn & Landscape Tract Maintenance	0	5,000	5,000	No Change From 2016/2017 Budget
Entrance Feature Maintenance	0	3,600	3,600	No Change From 2016/2017 Budget
Irrigation System Maintenance/Upkeep	0	2,400	2,400	No Change From 2016/2017 Budget
Roadway/Drainage System Maintenance-Upkeep	0	3,600	3,600	No Change From 2016/2017 Budget
Fountain Maintenance/Upkeep	0	4,000	4,000	No Change From 2016/2017 Budget
FP&L Power/Utility	0	7,200	7,200	No Change From 2016/2017 Budget
Miscellaneous Maintenance	0	3,700	3,700	No Change From 2016/2017 Budget
Lake - Aquatic Maintenance	0	3,600	3,600	No Change From 2016/2017 Budget
Total Maintenance Expenditures	\$ 500	\$ 35,300	\$ 35,300	
TOTAL EXPENDITURES	\$ 61,513	\$ 105,975	\$ 105,850	
REVENUES LESS EXPENDITURES	\$ 4,611	\$ 699,899	\$ 703,556	
Bond Payments	0	(651,551)	(654,996)	2018 P & I Payments Less Earned Interest
BALANCE	\$ 4,611	\$ 48,348	\$ 48,560	
County Appraiser & Tax Collector Fee	0	(16,116)	(16,186)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(32,232)	(32,374)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 4,611	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	388	0	0	Projected Interest For 2017/2018
Payment By Developer	313,733	0	0	
NAV Tax Collection	0	651,551	654,996	Maximum Debt Service Collection
Total Revenues	\$ 314,121	\$ 651,551	\$ 654,996	
EXPENDITURES				
Principal Payments	0	170,000	175,000	Principal Payment Due In 2018
Interest Payments	313,733	481,551	475,081	Interest Payments Due In 2018
Bond Redemption	0	0	4,915	Estimated Excess Debt Collections
Total Expenditures	\$ 313,733	\$ 651,551	\$ 654,996	
Excess/ (Shortfall)	\$ 388	\$ -	\$ -	

Series 2016 Bond Information

Original Par Amount =	\$10,355,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.75% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2016		
Maturity Date =	May 2046		

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Original Projected Debt Assessment*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Projected Assessment*
Administrative For Single Family Units	\$ -	\$ -	\$ 101.11	\$ 100.93
Maintenance For Single Family Units	\$ -	\$ -	\$ 50.54	\$ 50.54
<u>Debt For Single Family Units</u>	<u>\$ 1,053.00</u>	<u>\$ -</u>	<u>\$ 1,053.00</u>	<u>\$ 1,053.00</u>
Total For Single Family Units	\$ 1,053.00	\$ -	\$ 1,204.65	\$ 1,204.47
Administrative For Townhome Units	\$ -	\$ -	\$ 101.11	\$ 100.93
Maintenance For Townhome Units	\$ -	\$ -	\$ 50.54	\$ 50.54
<u>Debt For Townhomes Units</u>	<u>\$ 948.00</u>	<u>\$ -</u>	<u>\$ 948.00</u>	<u>\$ 948.00</u>
Total For Townhomes Units	\$ 948.00	\$ -	\$ 1,099.65	\$ 1,099.47
Administrative For Villa Units	\$ -	\$ -	\$ 101.11	\$ 100.93
Maintenance For Villa Units	\$ -	\$ -	\$ 50.54	\$ 50.54
<u>Debt For Villa Units</u>	<u>\$ 843.00</u>	<u>\$ -</u>	<u>\$ 843.00</u>	<u>\$ 843.00</u>
Total For Villa Units	\$ 843.00	\$ -	\$ 994.65	\$ 994.47

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Single Family Units	181
Townhomes Units	309
<u>Villa Units</u>	<u>253</u>
Total Units	743

Gross Total Covenant Amounts

Single Family Units	\$1,207.45
Townhomes Units	\$1,101.07
Villa Units	\$994.68

RESOLUTION NO. 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Coco Palms Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

WHEREAS, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

WHEREAS, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Neil Kalin and Maria C. Herrera to serve as the signatories, as required, on the District checking/operating account; and

WHEREAS, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

Section 3. When necessary to write checks, the signatures of two (2) of the designated signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

PASSED, ADOPTED and becomes EFFECTIVE this 19th day of April, 2017.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson