



**MONTEREY CONGRESS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 5, 2019  
6:00 P.M.**

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

[www.montereycongresscdd.org](http://www.montereycongresscdd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**MONTEREY CONGRESS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
100 Lake Monterey Circle  
Boynton Beach, Florida 33426  
**REGULAR BOARD MEETING**  
**February 5, 2019**  
**6:00 p.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat New Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
  - Chairman
  - Vice Chairman
  - Secretary/Treasurer
  - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
  - 1. November 6, 2018 Regular Board Meeting Minutes.....Page 3
- J. Old Business
- K. New Business
  - 1. Consider Ratification of Lighting Project Not-To-Exceed Amount
- L. Administrative Matters
- M. Board Members Comments
- N. Adjourn

## PROOF OF PUBLICATION STATE OF FLORIDA

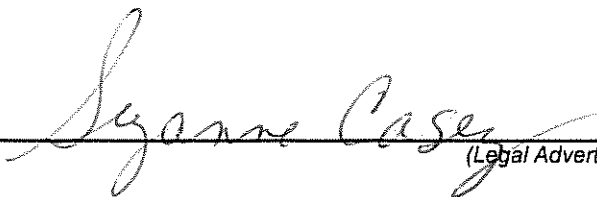
## PUBLIC NOTICE

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 - PublicNotice was published in said newspaper on: first date of Publication 09/21/2018 and last date of Publication 09/21/2018. 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.

MONTEREY CONGRESS CDD  
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STE A  
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Invoice/Order Number:	0000423320
Ad Cost:	\$268.32
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Balance Due:	\$268.32

Signed

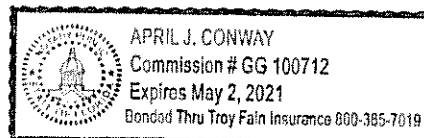
  
\_\_\_\_\_  
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 21st day of September, 2018 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).



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**MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2018/2019  
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Monterey/Congress Community Development District has the Fiscal Year 2018/2019 Regular Meeting Schedule to reflect that meetings will be held at 100 Lake Monterey Circle, Boynton Beach, Florida 33426 at 6:00 p.m. on the following dates:

October 2, 2018  
November 6, 2018  
December 4, 2018  
February 5, 2019  
March 5, 2019  
April 2, 2019  
May 7, 2019  
June 4, 2019  
July 2, 2019  
August 6, 2019  
September 3, 2019

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 Agendas 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 prior to the date of the particular meeting.

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. Meeting 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.

**MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT**  
[www.montereycongresscdd.org](http://www.montereycongresscdd.org)  
9-21/2018

0000423320-01

**MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 6, 2018**

**A. CALL TO ORDER**

District Manager Jason Pierman called the November 6, 2018, Regular Board Meeting of the Monterey/Congress Community Development District to order at 6:00 p.m. at 100 Lake Monterey Circle, Boynton Beach, Florida 33426.

**B. PROOF OF PUBLICATION**

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 21, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Pierman determined that the attendance of Chairperson Cheli Rosa, Vice Chairman Willie Ford and Supervisors Betty Clark, Diana Puentes and Lissette Montavo constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were District Manager Jason Pierman of Special District Services, Inc.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present was were the following District residents: Paul Dennaue and Jennifer Cabrera.

**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. June 5, 2018, Regular Board Meeting**

Mr. Pierman presented the minutes of June 5, 2018, Regular Board Meeting and asked if there were any changes. There being none, a **motion** was made by Ms. Montavo, seconded by Ms. Rosa and passed unanimously approving the minutes of the June 5, 2018, Regular Board Meeting, as presented.

Discussion ensued regarding the lighting. Mr. Pierman noted that the Board had approved a not-to-exceed amount of \$22,000 at the last meeting. However, that motion was subject to the HOA agreeing to the proposal and having it revised to reflect the District instead of the HOA. The District is still awaiting the revised proposal. Mr. Dennaue, who is on the HOA Board, offered to bring it to the HOA's attention.

Mr. Pierman noted that the mulch had been authorized, subject to the necessary insurance certificates being received.

## **G. OLD BUSINESS**

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

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2018-05 – Adopting a Fiscal Year 2018/2019 Meeting Schedule**

Mr. Pierman presented Resolution No. 2018-05, entitled:

#### **RESOLUTION NO. 2018-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTEREY CONGRESS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2017/2018 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ford, seconded by Ms. Clark and passed unanimously to adopt Resolution No. 2018-05, as presented.

### **2. Update on Lighting Proposal**

Mr. Pierman noted that lighting had already been discussed. It was clarified that the HOA’s annual meeting was scheduled for Thursday, at which the HOA would consider approval of the lighting plan and have the proposal revised to reflect the District instead of the HOA.

## **I. ADMINISTRATIVE MATTERS**

Mr. Pierman congratulated Ms. Montavo for her election victory and explained that she would take office effective November 20<sup>th</sup>. He also noted that no one had qualified for Seat #5, and it was necessary for the Board to declare a vacancy for that seat, effective November 20<sup>th</sup>.

A **motion** was made by Ms. Clark, seconded by Ms. Puentes, and unanimously passed declaring a vacancy for Seat #5, effective November 20<sup>th</sup>, 2018. Ms. Rosa noted her intention to not to seek reappointment to her Seat.

## **J. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Rosa, seconded by Ms. Clark and unanimously passed to adjourn the Regular Board Meeting at 6:22 p.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair