



**EVERLANDS
COMMUNITY DEVELOPMENT
DISTRICT**

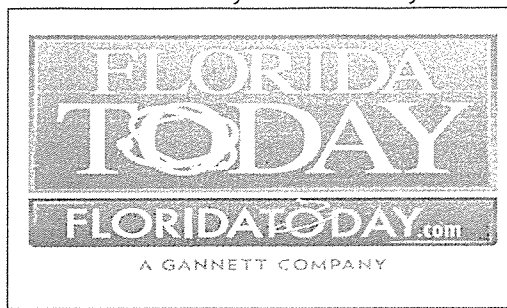
**REGULAR BOARD MEETING
JUNE 10, 2022
10:00 A.M.**

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

www.everlandscdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT
Offices of B.S.E. Consultants, Inc.
312 South Harbour City Boulevard
Melbourne, Florida 32949
REGULAR BOARD MEETING
June 10, 2022
10:00 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. March 11, 2022 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget...Page 4
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn



EVERLANDS COMMUNITY DEVELOPMENT
2501 BURNS RD STE A

PALM BEACH GARDENS, FL, 33410

Ad#5111571 02/03/2022
EVERLANDS COMMUNITY
DEVELOPMENT DISTRICT FISCAL YEAR
2021/2022 REGULAR MEETING
SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Everlands Community Development District (the "District") will hold Regular Board Meetings (the "Meeting" or "Meetings") at the offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32949 at 10:00 a.m. on the following dates:

February 11, 2022
March 11, 2022
April 8, 2022
May 13, 2022
June 10, 2022
July 8, 2022
August 12, 2022
September 9, 2022

The purpose of the meetings is to conduct any 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 www.everlandscdd.org or by contacting the District Manager at 772-345-5119 or by email at bsakuma@dsinc.org and/or toll free at 1-877-737-4922 prior to the date of the particular meeting. The Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meetings may be continued to a date, time and place to be specified on the record at the Meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone may 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 772-345-5119 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.

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
www.everlandscdd.org

STATE OF WISCONSIN COUNTY OF BROWN:
Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY**, a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

Legal Notices

as published in **FLORIDA TODAY** in the issue(s) dated: or by publication on the newspaper's website, if authorized, on

02/03/2022

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard 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 never paid nor promised any person, firm or coporation 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 3th of February 2022, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

My commission expires

Publication Cost: \$271.25

Ad No: 0005111571

Customer No: BRE-0000001214

This is not an invoice

of Affidavits 1

VICKY FELTY
Notary Public
State of Wisconsin

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 11, 2022**

A. CALL TO ORDER

The Regular Board Meeting of the Everlands Community Development District (the “District”) was called to order at 10:08 a.m. at 312 South Harbor City Boulevard, Melbourne, Florida 32949.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *Florida Today* on February 3, 2022, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Gregory J. Pettibon, Bojana Brown and Jared Shaver

Also in attendance were Frank Sakuma of Special District Services, Inc.; Attorney Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (by phone); Ken Ludwa of B.S.E. Consultants, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Wald informed the Board it would be appropriate to add an agenda item for Board consideration of a Bill of Sale related to improvements contemplated for bond requisition. Mr. Sakuma requested approval to amend the agenda by adding “Bill of Sale” under the New Business section of the Agenda.

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and unanimously passed adopting the agenda as amended.

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. February 11, 2022, Regular Board Meeting

The February 11, 2022, Regular Board Meeting minutes were presented for Board approval.

A **motion** was made by Ms. Brown, seconded by Mr. Beer and passed unanimously approving the November 12, 2021, Regular Board Meeting Minutes, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

2. Consider Bill of Sale

Mr. Sakuma suggested it would be appropriate for the Board to consider the Bill of Sale prior to consideration of the requisition. Ms. Wald explained the necessary elements of the Bill of Sale and answered questions posed by the Board and Engineer.

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and unanimously passed accepting the improvements listed on the bill of sale, once revised by the District's Engineer and approved by the District's Attorney.

3. Consider Approval of Requisition No. 3

After discussion among the Board and staff related to necessary support needed for requisition No. 3, a **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and unanimously passed authorizing the Chairperson to execute requisition No. 3 after revisions to Exhibit A by the Engineer and final review and approval by the District's Attorney.

J. ADMINISTRATIVE MATTERS

Ms. Wald notified the Board and Engineer of the required stormwater needs analysis, which must be submitted on or before June 30th.

K. BOARD MEMBER COMMENTS

There were no further Board Member comments.

L. ADJOURNMENT

There being no further business to come before the Board, Mr. Pettibon adjourned the meeting at 10:27 a.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT APPROVING
A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND
PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2022, at 10:00 a.m. in the Offices of B.S.E. Consultants, Inc. 312 South Harbour City Boulevard, Melbourne, FL 32949, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 10th day of June, 2022.

ATTEST:

**EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Everlands Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O&M Assessments	100,000
Developer Contribution	0
Debt Assessments	189,570
Interest Income	0
TOTAL REVENUES	\$ 289,570
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	3,500
Management	37,080
Legal	20,000
Assessment Roll	7,500
Audit Fees	4,400
Arbitrage Rebate Fee	0
Insurance	5,500
Legal Advertisements	2,000
Miscellaneous	2,045
Postage	300
Office Supplies	1,250
Dues & Subscriptions	175
Trustee Fees	4,250
Continuing Disclosure Fee	1,000
Miscellaneous Maintenance	5,000
TOTAL EXPENDITURES	\$ 94,000
REVENUES LESS EXPENDITURES	\$ 195,570
Bond Payments	(178,196)
BALANCE	\$ 17,374
County Appraiser & Tax Collector Fee	(5,791)
Discounts For Early Payments	(11,583)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	100,000	Expenditures/.94
Developer Contribution	84,322	84,475	0	
Debt Assessments	0	0	189,570	Bond Payments/.94
Interest Income	12	0	0	
TOTAL REVENUES	\$ 84,334	\$ 84,475	\$ 289,570	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	11,330	2,500	3,500	
Management	36,000	36,000	37,080	CPI Increase (Capped At 3%)
Legal	18,848	20,000	20,000	
Assessment Roll	0	7,500	7,500	As Per Contract
Audit Fees	0	4,000	4,400	For Fiscal Year 2021/2022 Audit
Arbitrage Rebate Fee	0	0	0	2021 Bond Qualifies For Small User Exception
Insurance	5,000	5,500	5,500	Insurance Estimate
Legal Advertisements	7,465	6,000	2,000	\$4,000 Decrease From 2021/2022 Budget
Miscellaneous	479	1,000	2,045	
Postage	294	300	300	
Office Supplies	448	1,500	1,250	
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	0	4,250	Trustee Fees
Continuing Disclosure Fee	0	0	1,000	Continuing Disclosure Fee
Miscellaneous Maintenance	0	0	5,000	Miscellaneous Maintenance
TOTAL EXPENDITURES	\$ 80,039	\$ 84,475	\$ 94,000	
REVENUES LESS EXPENDITURES	\$ 4,295	\$ -	\$ 195,570	
Bond Payments	0	0	(178,196)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 4,295	\$ -	\$ 17,374	
County Appraiser & Tax Collector Fee	0	0	(5,791)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(11,583)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 4,295	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	25	Projected Interest For 2022/2023
Developer Contribution	0	0	0	
NAV Tax Collection	0	0	178,196	Maximum Debt Service Collection
Total Revenues	\$ -	\$ -	\$ 178,221	
EXPENDITURES				
Principal Payments	0	0	70,000	Principal Payment Due In 2023
Interest Payments	0	0	105,921	Interest Payments Due In 2023
Bond Redemption	0	0	2,300	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 178,221	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Series 2021 Bond Information

Original Par Amount =	\$3,200,000	Annual Principal Payments Due =	December 15th
Interest Rate =	2.20% - 4.00%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	October 2021		
Maturity Date =	December 2051		
Par Amount As Of 1/1/22 =	\$3,200,000		

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Original Projected Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
O & M For Single Family 50' - 2021 Project		\$ -	\$ -	\$ 99.81
Debt For Single Family 50' - 2021 Project	\$ 1,170.17	\$ -	\$ -	\$ 1,170.19
Total For Single Family Residential	\$ 1,170.17	\$ -	\$ -	\$ 1,270.00
O & M For Expansion Area (840 Units)		\$ -	\$ -	\$ 99.81
Debt For Expansion Area	\$ -	\$ -	\$ -	\$ -
Total For Single Family Residential (840 Units)	\$ -	\$ -	\$ -	\$ 99.81

* Assessments Include the Following:

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

O&M Assessed To 1,002 Units

Debt Assessed To 162 Units

Community Information

1,002 Total Units

2021 Project

Single Family 50' : 162 Units