



**EVERLANDS
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR BOARD MEETING
APRIL 14, 2023
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
April 14, 2023
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. November 15, 2022 Special Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget....Page 5
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn



Everlands Community Development District
SPECIAL DISTRICT SERVICES, INC.
2501A BURNS ROAD

PALM BEACH GARDENS, FL, 33410

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

Notice of Meetings

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

09/30/2022

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 30th of September 2022, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown
5.15.23

My commission expires
Publication Cost: \$289.20
Ad No: 0005422911

Customer No: 5616304922SPECC
This is not an invoice

of Affidavits 1

Ad#5422911 9/30/2022
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023
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 "Meeting(s)") 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:

- October 14, 2022
- November 1, 2022
- December 9, 2022
- January 13, 2023
- February 10, 2023
- March 10, 2023
- April 14, 2023
- May 12, 2023
- June 9, 2023
- July 14, 2023
- August 11, 2023
- September 8, 2023

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@sdsin.com 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

PUBLISH: FLORIDA TODAY 09/30/22

NANCY HEYRMAN
Notary Public
State of Wisconsin

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING & PUBLIC HEARING
NOVEMBER 15, 2022**

A. CALL TO ORDER

The Special Board Meeting of the Everlands Community Development District (the “District”) was called to order at 10:02 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 Special Board Meeting had been published in *Florida Today* on October 19, 2022, and October 26, 2022, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Jared Shaver, Haley Mall, Bojana Brown. Gregory J. Pettibon participated by phone.

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

D. ADDITIONS OR DELETIONS TO THE AGENDA

No additions or deletions to the agenda were offered.

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. November 1, 2022, Regular Board Meeting

The November 1, 2022, Regular Board Meeting minutes were presented for Board approval. A **motion** was made by Ms. Brown, seconded by Ms. Hall and passed unanimously approving the minutes of the November 1, 2022, Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no items for consideration.

H. NEW BUSINESS

1. Consider Resolution No. 2022-12 Amending Resolution Setting Public Hearing on Imposing Special Assessments

Mr. Sakuma presented Resolution 2022-12 entitled:

RESOLUTION NO. 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2022-04 SETTING A PUBLIC HEARING TO BE HELD ON NOVEMBER 15, 2022, AT 10:00 A.M., AT THE OFFICE OF B.S.E. CONSULTANTS, INC. LOCATED AT 312 SOUTH HARBOR CITY BOULEVARD, MELBOURNE, FLORIDA 32949, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*; AND PROVIDE AN EFFECTIVE DATE..

Mr. Sakuma read the title of the resolution into the record. Ms. Wald identified a typo in the draft resolution, and suggested the Board consider a motion adopting the resolution with a correction to the time of meeting, from 3:00 a.m. to 10:00 a.m. A **motion** was made by Ms. Mall, seconded by Mr. Shaver and unanimously passed adopting Resolution No. 2022-12 as amended, and setting a public hearing to be held on September 15, 2022.

Note: *At approximately 10:05 a.m., Mr. Sakuma recessed the Special Meeting and opened the Public Hearing on the Levy of Non-Ad Valorem Assessments.*

I. PUBLIC HEARING – LEVY OF NON-AD VALOREM ASSESSMENTS

1. Proof of Publication

Proof of publication was presented that a notice of the Public Hearing had been published in *Florida Today* on October 19, 2022, and October 26, 2022, as legally required.

2. Receive Public Comment on the Intent to Levy Special Assessments

Mr. Sakuma opened the public comment portion of the Public Hearing to receive comments from the public on the Intent to Levy Special Assessments. There being no comments, Mr. Sakuma closed the public comment portion of the Public Hearing.

3. Consider Approval of the Project and Levying of Non-Ad Valorem Special Assessments

A **motion** was made by Ms. Brown, seconded by Ms. Hall and unanimously passed approving of the Project and Levying of Non-Ad Valorem Special Assessments.

4. Consider Adjusting and Equalizing of Non-Ad Valorem Special Assessments

A **motion** was made by Ms. Hall, seconded by Ms. Brown and unanimously passed for Adjusting and Equalizing of Non-Ad Valorem Special Assessments.

5. Consider Resolution 2022-13 Authorizing Levy of Non-Ad Valorem Special Assessments

Mr. Sakuma presented Resolution 2022-13, entitled:

RESOLUTION 2022-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT SYSTEMS, FACILITIES, SERVICES AND RELATED INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, IMPOSING AND LEVYING CERTAIN NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN LANDS WITHIN THE DISTRICT SPECIALLY BENEFITTED BY SUCH IMPROVEMENTS, TO PAY A PORTION OF THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Mr. Sakuma read the title of the resolution into the record and asked for Board consideration of the resolution.

A **motion** was made by Ms. Brown, seconded by Ms. Mall and unanimously passed to approve and adopt Resolution No. 2022-13, as presented.

Note: At approximately 10:07 a.m., Mr. Sakuma closed the Public Hearing on the Levy of Non-Ad Valorem Assessments and simultaneously reconvened the Special Meeting.

J. ADMINISTRATIVE MATTERS

No administrative matters were brought forth.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board.

L. ADJOURNMENT

Mr. Sakuma notified the Board the next meeting will be on December 9, 2022 at 10:00 a.m. There being no further business to come before the Board, Mr. Pettibon adjourned the meeting at 10:08 a.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; 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 2023/2024 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 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2023, 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 2023/2024 Budget.

PASSED, ADOPTED and EFFECTIVE this 14th day of April, 2023.

ATTEST:

**EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Everlands
Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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

PROPOSED BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O&M Assessments	100,000
Developer Contribution - O&M	0
Developer Contribution - Debt	0
Debt Assessments	189,570
Interest Income	240
TOTAL REVENUES	\$ 289,810
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	6,500
Management	38,184
Legal	18,000
Assessment Roll	7,500
Audit Fees	4,400
Arbitrage Rebate Fee	0
Insurance	6,000
Legal Advertisements	2,000
Miscellaneous	1,581
Postage	300
Office Supplies	1,150
Dues & Subscriptions	175
Trustee Fees	4,250
Continuing Disclosure Fee	1,000
Miscellaneous Maintenance	3,200
TOTAL EXPENDITURES	\$ 94,240
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 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	100,000	100,000	Expenditures/.94
Developer Contribution - O&M	79,475	0	0	
Developer Contribution - Debt	53,731	0	0	
Debt Assessments	0	189,570	189,570	Bond Payments/.94
Interest Income	1	0	240	Interest Estimated At \$20 Per Month
TOTAL REVENUES	\$ 133,207	\$ 289,570	\$ 289,810	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	11,373	3,500	6,500	\$3,000 Increase From 2022/2023 Budget
Management	36,000	37,080	38,184	CPI Increase (Capped At 3%)
Legal	11,678	20,000	18,000	Fiscal Year 2022/2023 Expenditure As Of Feb 2023 Was \$4,545
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,200	4,400	4,400	For Fiscal Year 2022/2023 Audit
Arbitrage Rebate Fee	0	0	0	2021 Bond Qualifies For Small User Exception
Insurance	5,175	5,500	6,000	Fiscal Year 2022/2023 Expenditure Was \$5,563
Legal Advertisements	5,287	2,000	2,000	No Change From 2022/2023 Budget
Miscellaneous	512	2,045	1,581	\$464 Decrease From 2022/2023 Budget
Postage	308	300	300	No Change From 2022/2023 Budget
Office Supplies	488	1,250	1,150	\$100 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	4,250	4,250	No Change From 2022/2023 Budget
Continuing Disclosure Fee	500	1,000	1,000	Continuing Disclosure Fee
Miscellaneous Maintenance	0	5,000	3,200	Miscellaneous Maintenance
TOTAL EXPENDITURES	\$ 82,196	\$ 94,000	\$ 94,240	
REVENUES LESS EXPENDITURES	\$ 51,011	\$ 195,570	\$ 195,570	
Bond Payments	(53,731)	(178,196)	(178,196)	2024 Principal & Interest Payments
BALANCE	\$ (2,720)	\$ 17,374	\$ 17,374	
County Appraiser & Tax Collector Fee	0	(5,791)	(5,791)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(11,583)	(11,583)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (2,720)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	2	25	100	Projected Interest For 2023/2024
Developer Contribution	53,731	0	0	
NAV Tax Collection	0	178,196	178,196	Maximum Debt Service Collection
Total Revenues	\$ 53,733	\$ 178,221	\$ 178,296	
EXPENDITURES				
Principal Payments	0	70,000	70,000	Principal Payment Due In 2024
Interest Payments	70,447	105,921	104,381	Interest Payments Due In 2024
Bond Redemption	0	2,300	3,915	Estimated Excess Debt Collections
Total Expenditures	\$ 70,447	\$ 178,221	\$ 178,296	
Excess/ (Shortfall)	\$ (16,714)	\$ -	\$ -	

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 1/1/23 =	\$3,130,000		

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Original Projected Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
O & M For Single Family 50' - 2021 Project		\$ -	\$ 99.81	\$ 99.81
<u>Debt For Single Family 50' - 2021 Project</u>	\$ 1,170.17	\$ -	\$ 1,170.19	\$ 1,170.19
Total For Single Family Residential	\$ 1,170.17	\$ -	\$ 1,270.00	\$ 1,270.00
O & M For Expansion Area (840 Units)		\$ -	\$ 99.81	\$ 99.81
<u>Debt For Expansion Area</u>	\$ -	\$ -	\$ -	\$ -
Total For Single Family Residential (840 Units)	\$ -	\$ -	\$ 99.81	\$ 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

162 - 2021 Units
To Be Assessed On
2023/2024
Assessment Roll

840 - Expansion Units
To Be Direct
Billed In
2023/2024

Community Information
1,002 Total Units

2021 Project
Single Family 50' : 162 Units