



**EVERLANDS
COMMUNITY DEVELOPMENT
DISTRICT**

**BREVARD COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 9, 2024
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 & PUBLIC HEARING
August 9, 2024
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. May 10, 2024 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 4
 - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
 - 3. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 5
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule...Page 16
 - 2. Consider Resolution No. 2024-05 – Adopting Goals and Objectives.....Page 18
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

_ DEFAULT

Everlands Community Development District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the 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 Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

10/03/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/03/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$291.71

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1

PO #: Everlands CDD Mtgs

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Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

EVERLANDS COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
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:

October 13, 2023
November 10, 2023
December 8, 2023
January 12, 2024
February 9, 2024
March 8, 2024
April 12, 2024
May 10, 2024
June 14, 2024
July 12, 2024
August 9, 2024
September 13, 2024

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
bsckump@sgdsinc.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 Super-
visors may participate by tele-
phone; therefore, a speaker tele-
phone may be present at the meet-
ing 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 meet-
ings, 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 of
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 accom-
modations 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
10/03/23; #9331219

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING MINUTES
MAY 10, 2024**

A. CALL TO ORDER

The Regular Board Meeting of the Everlands Community Development District (the “District”) was called to order at 10:09 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 October 3, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Gregory J. Pettibon, Bojana Brown, Chris Cutler and Jared Shaver.

Also in attendance were Frank Sakuma and Stephanie Brown of Special District Services, Inc.; Attorney Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (by phone).

D. ADDITIONS OR DELETIONS TO 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.

F. APPROVAL OF MINUTES

1. February 9, 2024, Regular Board Meeting Minutes

A **Motion** was made by Ms. Brown, seconded by Mr. Shaver, and passed unanimously approving the February 9, 2024, Regular Board Meeting Minutes, as presented.

G. OLD BUSINESS

There was no Old Business.

H. NEW BUSINESS

1. Consider Resolution No. 2024-02- Adopting a Fiscal Year 2024/2025 Proposed Budget

RESOLUTION NO. 2024-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET
FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.**

A **Motion** was made by Mr. Pettibon, seconded by Ms. Brown, and unanimously passed adopting Resolution 2024-02, as presented, and setting the Public Hearing for August 9, 2024.

2. Consider Approval of Engagement Letter with FMS for Underwriting Services

A **Motion** was made by Mr. Pettibon, seconded by Mr. Shaver, and passed unanimously approving the engagement letter with FMS for underwriting services.

I. ADMINSTRATIVE MATTERS

Mr. Sakuma reminded the Board to complete the Form 1 by July 1st and the 4 hours of ethics training by December 31st.

J. BOARD MEMBER COMMENTS

There were no further Board comments.

K. ADJOURNMENT

There being no further business to come before the Board, Mr. Pettibon adjourned the meeting at 10:14 a.m. without objection.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

NOTICE OF EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING AND REGULAR BOARD MEETING

The Board of Supervisors (the Board) of the Everlands Community Development District (District) will hold a public hearing on August 9, 2024, at 10:00 a.m. at the offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32949 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2024/2025. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the Districts website (www.everlandscdd.org) or at the offices of the District Manager, Special District Services, Inc., located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987 during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (772) 345-5119 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

District Manager

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

www.everlandscdd.org

Pub: 7/19, 7/26/2024;10382110

RESOLUTION 2024-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2024, submitted to the Board of Supervisors (“**Board**”) of the Everlands Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is

- c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Everlands Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The final Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two years.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9th DAY OF AUGUST 2024.

ATTEST:

**EVERLANDS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chairperson / Vice Chairperson

Exhibit A: Budget Fiscal Year 2024/2025

Exhibit A

Budget Fiscal Year 2024/2025

Everlands Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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- V ASSESSMENT COMPARISON**

FINAL BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O&M Assessments	100,000
Developer Contribution - O&M	0
Debt Assessments - Series 2021	189,570
Debt Assessments - Series 2024	580,155
Interest Income	600
TOTAL REVENUES	\$ 870,325
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	3,500
Management	39,324
Legal	16,000
Assessment Roll	7,500
Audit Fees	5,000
Arbitrage Rebate Fee	650
Insurance	6,300
Legal Advertisements	2,000
Miscellaneous	1,581
Postage	300
Office Supplies	1,000
Dues & Subscriptions	175
Trustee Fees	8,500
Continuing Disclosure Fee	1,500
Miscellaneous Maintenance	1,270
TOTAL EXPENDITURES	\$ 94,600
REVENUES LESS EXPENDITURES	\$ 775,725
Bond Payments - Series 2021	(178,196)
Bond Payments - Series 2024	(545,346)
BALANCE	\$ 52,183
County Appraiser & Tax Collector Fee	(17,394)
Discounts For Early Payments	(34,789)
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O&M Assessments	16,479	100,000	100,000	Expenditures/.94
Developer Contribution - O&M	78,809	0	0	
Debt Assessments - Series 2021	313,302	189,570	189,570	Bond Payments/.94
Debt Assessments - Series 2024	0	0	580,155	Bond Payments/.94
Interest Income	2,165	240	600	Interest Estimated At \$50 Per Month
TOTAL REVENUES	\$ 410,755	\$ 289,810	\$ 870,325	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	510	6,500	3,500	\$3,000 Decrease From 2023/2024 Budget
Management	37,080	38,184	39,324	CPI Increase (Capped At 3%)
Legal	8,340	18,000	16,000	Fiscal Year 2023/2024 Expenditure As Of March 2024 Was \$4,848
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	4,400	4,400	5,000	Will Increase Due To Second Bond
Arbitrage Rebate Fee	0	0	650	Will Be Required For Series 2024 Bond
Insurance	5,563	6,000	6,300	Fiscal Year 2023/2024 Expenditure Was \$5,980
Legal Advertisements	6,710	2,000	2,000	No Change From 2023/2024 Budget
Miscellaneous	585	1,581	1,581	\$381 Decrease From 2023/2024 Budget
Postage	299	300	300	No Change From 2023/2024 Budget
Office Supplies	367	1,150	1,000	\$150 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	4,140	4,250	8,500	Increased Due To Second Bond
Continuing Disclosure Fee	1,000	1,000	1,500	Increased Due To Second Bond
Miscellaneous Maintenance	0	3,200	1,270	Miscellaneous Maintenance
TOTAL EXPENDITURES	\$ 76,669	\$ 94,240	\$ 94,600	
REVENUES LESS EXPENDITURES	\$ 334,086	\$ 195,570	\$ 775,725	
Bond Payments - Series 2021	(302,090)	(178,196)	(178,196)	2025 Principal & Interest Payments
Bond Payments - Series 2024	0	0	(545,346)	2025 Principal & Interest Payments
BALANCE	\$ 31,996	\$ 17,374	\$ 52,183	
County Appraiser & Tax Collector Fee	(4,035)	(5,791)	(17,394)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,217)	(11,583)	(34,789)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 19,744	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2021)

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,997	100	400	Projected Interest For 2024/2025
Developer Contribution	123,731	0	0	
NAV Tax Collection	178,360	178,196	178,196	Maximum Debt Service Collection
Total Revenues	\$ 307,088	\$ 178,296	\$ 178,596	
EXPENDITURES				
Principal Payments	70,000	70,000	75,000	Principal Payment Due In 2025
Interest Payments	106,691	104,381	102,841	Interest Payments Due In 2025
Bond Redemption	0	3,915	755	Estimated Excess Debt Collections
Total Expenditures	\$ 176,691	\$ 178,296	\$ 178,596	
Excess/ (Shortfall)	\$ 130,397	\$ -	\$ -	

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 1/1/24 =	\$3,130,000		

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2024)

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	0	Projected Interest For 2024/2025
Developer Contribution	0	0	0	
NAV Tax Collection	0	0	545,346	Maximum Debt Service Collection
Total Revenues	\$ -	\$ -	\$ 545,346	
EXPENDITURES				
Principal Payments	0	0	120,000	Principal Payment Due In 2025
Interest Payments	0	0	425,223	Interest Payments Due In 2025
Bond Redemption	0	0	123	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 545,346	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Series 2024 Bond Information

Original Par Amount =	\$8,065,000	Annual Principal Payments Due =	June 15th
Interest Rate =	4.40% - 5.50%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	March 2024		
Maturity Date =	June 2054		
Par Amount As Of 1/1/24 =	\$8,065,000		

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
O & M For Single Family 50' - 2021 Project	\$ -	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Single Family 50' - 2021 Project	\$ -	\$ 1,170.19	\$ 1,170.19	\$ 1,170.19
Total For 2021 Project Units	\$ -	\$ 1,270.00	\$ 1,270.00	\$ 1,270.00
O & M For Expansion Area - Phase 1 - Duplex/Townhomes	\$ -	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 1 - Duplex/Townhomes	\$ -	\$ -	\$ -	\$ 1,488.00
Total For Expansion Area - Phase 1 - Duplex/Townhomes	\$ -	\$ 99.81	\$ 99.81	\$ 1,587.81
O & M For Expansion Area - Phase 1 - Single Family 40' & 50'	\$ -	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 1 - Single Family 40' & 50'	\$ -	\$ -	\$ -	\$ 1,541.00
Total For Expansion Area - Phase 1 - Single Family 40' & 50'	\$ -	\$ 99.81	\$ 99.81	\$ 1,640.81
O & M For Expansion Area - Phase 1 - Single Family 60'	\$ -	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 1 - Single Family 60'	\$ -	\$ -	\$ -	\$ 1,568.00
Total For Expansion Area - Phase 1 - Single Family 60'	\$ -	\$ 99.81	\$ 99.81	\$ 1,667.81
O & M For Expansion Area - Phase 2 - Duplex/Townhomes	\$ -	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 2 - Duplex/Townhomes	\$ -	\$ -	\$ -	\$ -
Total For Expansion Area - Phase 2 - Duplex/Townhomes	\$ -	\$ 99.81	\$ 99.81	\$ 99.81
O & M For Expansion Area - Phase 2 - Single Family 40' & 50'	\$ -	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 2 - Single Family 40' & 50'	\$ -	\$ -	\$ -	\$ -
Total For Expansion Area - Phase 2 - Single Family 40' & 50'	\$ -	\$ 99.81	\$ 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 542 Units

460 Units To Be
Assessed For O&M Only
(Expansion - Phase 2)
Unplatted Lots To Be Direct Billed

Community Information

1,002 Total Units
162 Units In 2021 Project & 840 Expansion Units

2021 Project

Single Family 50' : 162 Units

Expansion Phase 1 - 2024 Bond

Duplex - 54 Units
Townhome - 80 Units
Single Family 40' - 122 Units
Single Family 50' - 62 Units
Single Family 60' - 62 Units

Expansion Phase 1 Total - 380 Units

Expansion Phase 2

Duplex - 96 Units
Townhome - 154 Units
Single Family 40' - 104 Units
Single Family 50' - 106 Units
Single Family 60' - 0 Units

Expansion Phase 1 Total - 460 Units

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Everlands Community Development District ("District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT, PALM BAY, BEVARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 9th day of August, 2024.

ATTEST:

**EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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:

**October 11, 2024
November 8, 2024
December 13, 2024
January 10, 2025
February 14, 2025
March 14, 2025
April 11, 2025
May 09, 2025
June 13, 2025
July 11, 2025
August 8, 2025
September 12, 2025**

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@sdsinc.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

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Everlands Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 2007-309, Laws of Florida, and Chapters 189 and 298, *Florida Statutes*, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of August, 2024.

ATTEST:

**EVERLANDS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (yes/no)
- Meeting minutes and post-meeting action completed (yes/no)
- District records retained as required by law (yes/no)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (yes/no)
- District amended budget at end of fiscal year (yes/no)
- District accounts receivable/payable processed for the year (yes/no)
- “No findings” for annual financial audit (yes/no)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (yes/no)
- Contracted Services in force for all District operations (yes/no)
- Permits in compliance (yes/no)