



**EVERLANDS
COMMUNITY DEVELOPMENT
DISTRICT**

**BREVARD COUNTY
REGULAR BOARD MEETING
SEPTEMBER 11, 2026
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
1-800-743-4099 Access #4394800
REGULAR BOARD MEETING
September 11, 2026
10:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Appointment to Board Vacancy – Seat 2 (Expires November 2028)
- D. Administer Oath of Office and Review Board Member Duties and Responsibilities
- E. Establish Quorum
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
 - 1. July 10, 2026 Regular Board Meeting & Public Hearing Minutes.....Page 2
- I. Old Business
 - 1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule...Page 6
- J. New Business
- K. Administrative Matters
- L. Board Member Comments
- M. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

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:

BRE Brevard Florida Today 09/30/2025
BRE floridatoday.com 09/30/2025

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 09/30/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$295.04
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NICOLE JACOBS
Notary Public
State of Wisconsin

Ad#11695034 09/30/2025
EVERLANDS COMMUNITY
DEVELOPMENT DISTRICT FISCAL
YEAR 2025/2026 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 10, 2025
November 14, 2025
December 12, 2025
January 9, 2026
February 13, 2026
March 13, 2026
April 10, 2026
May 8, 2026
June 12, 2026
July 10, 2026
August 14, 2026
September 11, 2026

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 ensure 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 09/30/25

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 10, 2026**

A. CALL TO ORDER

The Regular Board Meeting of the Everlands Community Development District (the “District”) was called to order at 10:03 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 June 19, 2026, and June 26, 2026, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance:

Bojana Brown, Jared Shaver and Haley Mall

Also in attendance were Frank Sakuma and Stephanie Brown of Special District Services, Inc.; Attorney Ginger Wald of Billing, Cochran, P.A.

A **motion** was made by Ms. Brown, seconded by Mr. Shaver appointing Haley Mall as Chair Pro-Tem for the July 10, 2026, Regular Board Meeting and Public Hearing. The **motion** passed unanimously.

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

Abbey Kessman (Timber) introduced the homeowners that would be joining the Everlands CDD Board in November and made the following requests:

- Advised that Board meetings cannot be held onsite within the Everlands Community Media Center, as the building is not ADA compliant.
- District Manager was asked to make a 2nd request to the Property Tax Collector’s Office to notice the assessment on the TRIM notice with support of TRIM notice to be provided by Ms. Kessman, which includes entities in the Non-Ad Valorem section.

F. APPROVAL OF MINUTES

1. March 13, 2026, Regular Board Meeting

A **motion** was made by Ms. Brown, seconded by Mr. Shaver approving the minutes of the March 13, 2026, Regular Board Meeting, as presented. The **motion** passed unanimously.

G. OLD BUSINESS

There was no Old Business to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2026-03- Resetting Public Hearing Date to Adopt Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-03 was presented, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2026-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2026/2027 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Brown, seconded by Ms. Mall adopting Resolution No. 2026-03 Resetting Public Hearing to Adopt Fiscal year 2026/2027 Final Budget for July 10, 2026, as presented. The **motion** passed unanimously.

2. Consider Resolution No. 2026-04- Adopting a Fiscal Year 2026/20207 Meeting Schedule

This agenda item was deferred to a future Board Meeting.

3. Consider Appointment of Audit Committee & Approval of Evaluation Criteria

Ms. Brown made a **motion**, seconded by Ms. Mall appointing the entire Board of Supervisors as the Audit Committee and approving the evaluation criteria, as presented. The **motion** passed unanimously.

4. 2026 Legislative Memo

Ms. Wald provided highlights from the Legislative Memo and answered questions from the Board and those in attendance.

**Note At approximately 10:24 a.m., Mr. Sakuma recessed the Regular Board Meeting and opened the Public Hearing on the FY2026-2027 Final Budget.*

I. PUBLIC HEARING

1. Proof of Publication

Proof of Publication was provided that indicated that notice of the Fiscal Year 2026/2027 Final Budget Public Hearing had been published in *Florida Today* on June 19, 2026, and June 26, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

There were no comments from the public.

3. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution 2026-05 was presented, entitled:

RESOLUTION NO. 2026-05

A RESOLUTION OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

A **motion** was made by Mr. Shaver, seconded by Ms. Mall adopting Resolution 2026-05 Adopting a Fiscal Year 2026/2027 Budget, as presented. The **motion** passed unanimously.

**Note At approximately 10:25 a.m., Mr. Sakuma closed the Public Hearing on the FY 2026/2027 Final Budget and reconvened the Regular Board Meeting.*

J. ADMINSTRATIVE MATTERS

1. Manager's Report

There was no Manager's Report at this time.

J. BOARD MEMBER COMMENTS

There were no further Board comments.

K. ADJOURNMENT

There being no further business to come before the Board, Ms. Mall adjourned the meeting at 10:26 a.m., seconded by Ms. Brown and the **motion** passed without objection.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 11th day of September, 2026.

ATTEST:

**EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE**

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November 13, 2026
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PUBLISH: FLORIDA TODAY 00/00/2026