



**EVERLANDS II
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BAY
REGULAR BOARD MEETING
MAY 10, 2024
10:00 A.M.**

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

**www.everlands2cdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
EVERALNDS II COMMUNITY DEVELOPMENT DISTRICT
312 South Harbour City Boulevard
Melbourne, Florida 32949
REGULAR BOARD MEETING
May 10, 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. February 9, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget..Page 4
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

LAURA ARCHER
LAURA ARCHER
Everlands II CDD

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:

11/28/2023

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 11/28/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$285.05

Order No: 9551840

Customer No: 1070930

PO #:

Revised FY 2023/2024

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

EVERLANDS II COMMUNITY
DEVELOPMENT DISTRICT
REVISED FISCAL YEAR 2023/2024
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that
the Board of Supervisors (the
"Board") of the Everlands II
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 32901 at 10:00
a.m. on the following dates:

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.everlands2cdd.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 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 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 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 II COMMUNITY
DEVELOPMENT DISTRICT
www.everlands2cdd.org
PUBLISHED: FLORIDA TODAY
11/28/23; #9551840

KATHLEEN ALLEN
Notary Public
State of Wisconsin

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING MINUTES
FEBRUARY 9, 2023**

A. CALL TO ORDER

The Regular Board Meeting of the Everlands II Community Development District was called to order at 10:22 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 November 28, 2023, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Gregory J. Pettibon, Jared Shaver and Bojana Brown.

Also in attendance were Frank Sakuma of Special District Services, Inc.; Stephanie Brown 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.; and Attorney Steve Sanford of Greenberg Traurig, 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. December 8, 2023, Regular Board Meeting & Public Hearing Meeting Minutes

The December 8, 2023, Regular Board Meeting & Public Hearing minutes were presented for Board approval. A **motion** was made by Ms. Brown, seconded by Mr. Pettibon, and passed unanimously approving the December 8, 2023, Regular Board Meeting and Public Hearing Minutes, as presented.

G. OLD BUSINESS

There were no Old Business items for consideration.

H. NEW BUSINESS

1. Consider Selection of District Engineer

Mr. Sakuma informed the Board that BSE Consultants was the only vendor that submitted a bid for District Engineer. A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver, and passed unanimously selecting BSE Consultants as the District Engineer.

2. Discussion Regarding Required Ethics Training

Mr. Pettibon suggested having District Counsel provide annual ethics training for the Board.

I. ADMINISTRATIVE MATTERS

Ms. Wald notified the Board that Final Judgement for the bond validation was issued on January 5, 2024, and once they received a Certificate of No Appeal, they may proceed with the issuance of bonds.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board.

K. ADJOURNMENT

There being no further business to come before the Board, Mr. Pettibon adjourned the meeting at 10:28am and there were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2024-01

**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.**

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 2024/2025 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 2024/2025 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for August 9, 2024, at 10:00 a.m. in the Offices of B.S.E. Consultants, Inc. 312 South Harbour City Boulevard, Melbourne, FL 32901, for the purpose of receiving public comments on the Proposed Fiscal Year 2024/2025 Budget.

PASSED, ADOPTED and EFFECTIVE this 10th day of May, 2024.

ATTEST:

**EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Everlands II Community Development District

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

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

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O&M Assessments	33,697
Developer Contribution	78,150
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 111,847
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	36,000
Legal	30,000
Assessment Roll	7,500
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	15,000
Miscellaneous	1,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	4,200
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 107,825
Maintenance Expenditures	
Engineering/Inspections	2,000
Miscellaneous Maintenance	0
Total Maintenance Expenditures	\$ 2,000
TOTAL EXPENDITURES	\$ 109,825
REVENUES LESS EXPENDITURES	\$ 2,022
Bond Payments	0
BALANCE	\$ 2,022
County Appraiser & Tax Collector Fee	(674)
Discounts For Early Payments	(1,348)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
EVERLANDS II 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	0	0	33,697	
Developer Contribution	0	89,475	78,150	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	0	0	
TOTAL REVENUES	\$ -	\$ 89,475	\$ 111,847	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	0	33,000	36,000	\$3,000 X 12 Months
Legal	0	30,000	30,000	
Assessment Roll	0	0	7,500	As Per Contract
Audit Fees	0	0	4,000	
Arbitrage Rebate Fee	0	0	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	6,000	6,000	
Legal Advertisements	0	15,000	15,000	
Miscellaneous	0	1,500	1,500	
Postage	0	300	300	
Office Supplies	0	1,500	1,500	
Dues & Subscriptions	0	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	0	4,200	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ -	\$ 87,475	\$ 107,825	
Maintenance Expenditures				
Engineering/Inspections	0	2,000	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	0	
Total Maintenance Expenditures	\$ -	\$ 2,000	\$ 2,000	
TOTAL EXPENDITURES	\$ -	\$ 89,475	\$ 109,825	
REVENUES LESS EXPENDITURES	\$ -	\$ -	\$ 2,022	
Bond Payments	0	0	0	
BALANCE	\$ -	\$ -	\$ 2,022	
County Appraiser & Tax Collector Fee	0	0	(674)	
Discounts For Early Payments	0	0	(1,348)	
EXCESS/ (SHORTFALL)	\$ -	\$ -	\$ -	

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
O & M For Single Family 40'	\$ -	\$ 100.00
<u>Debt For Single Family 40'</u>	<u>\$ -</u>	<u>\$ -</u>
Total For Single Family 40'	\$ -	\$ 100.00
O & M For Single Family 50'	\$ -	\$ 100.00
<u>Debt For Single Family 50'</u>	<u>\$ -</u>	<u>\$ -</u>
Total For Single Family 50'	\$ -	\$ 100.00

* Assessments Include the Following:

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information

Single Family 40' : 144 Units

Single Family 50' : 193 Units

Total: 337 Units