



**EVERLANDS II  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BAY  
REGULAR BOARD MEETING  
MARCH 14, 2025  
10:00 A.M.**

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

[www.everlands2cdd.org](http://www.everlands2cdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT**  
312 South Harbour City Boulevard  
Melbourne, Florida 32949  
1-877-873-8018 Access #7344194  
**REGULAR BOARD MEETING**  
March 14, 2025  
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. October 11, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget...Page 5
  - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 12
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

**AFFIDAVIT OF PUBLICATION**

LAURA ARCHER  
Everlands II CDD

2501 Burns RD # A  
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

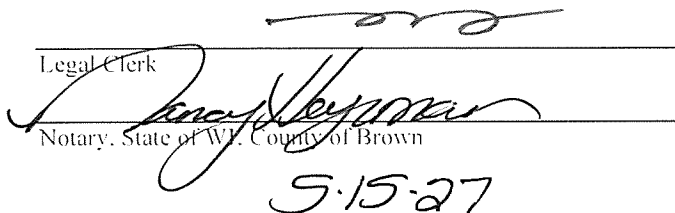
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

09/30/2024

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 09/30/2024

Legal Clerk

  
Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost: \$288.38  
Tax Amount: \$0.00  
Payment Cost: \$288.38  
Order No: 10605199 # of Copies:  
Customer No: 1070930 1  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

Ad#10605199 09/30/2024  
EVERLANDS II COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025  
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 "Meetings" 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 9, 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.everlands2cdd.org](http://www.everlands2cdd.org) or by  
contacting the District Manager at  
772-345-5119 or by email at  
[bsakuma@sdsinc.org](mailto: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 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 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](http://www.everlands2cdd.org)

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING MINUTES  
OCTOBER 11, 2024**

**A. CALL TO ORDER**

The Regular Board Meeting of the Everlands II Community Development District (the “District”) was called to order at 10:18 a.m. at 312 South Harbor City Boulevard, Melbourne, Florida 32949.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed notice of the Regular Board Meeting had been published in *Florida Today* on September 30, 2024, 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 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**

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 for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. August 9, 2024, Regular Board Meeting & Public Hearing**

The August 9, 2024, Regular Board Meeting & Public Hearing minutes were presented for Board approval. A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and passed unanimously approving the August 9, 2024, Regular Board Meeting & Public Hearing Minutes, as presented.

**G. OLD BUSINESS**

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

**H. NEW BUSINESS**

**1. Consider Resolution 2024-06 Adopting An Amended Final Fiscal Year 2023/2024 Budget**

Mr. Sakuma presented Resolution 2024-06 entitled:

**RESOLUTION NO. 2024-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Sakuma read the title of the resolution into the record and stated that it provides for approving and adopting an amended final fiscal year 2023/2024 budget.

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and unanimously passed approving and adopting Resolution No. 2024-06, as presented, thereby adopting an amended final fiscal year 2023/2024 budget.

*At 10:21 a.m., Mr. Sakuma recessed the Regular Board meeting and convened a meeting of the Auditor Selection Committee.*

**I. AUDITOR SELECTION COMMITTEE**

**1. Ranking of Proposals/Consider Selection of an Auditor**

The following Auditor Selection Committee members were present: Gregory Pettibon, Bojana Brown, Chris Cutler and Jared Shaver. The Committee was advised that Grau & Associates was the sole respondent to the request for proposals (RFP). After discussion, a **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and unanimously passed to recommended waiving the requirement for three respondents to the RFP, and that Grau & Associates be hired to perform the September 30, 2024, September 30, 2025, and September 30, 2026, annual government audits and also be selected, subject to fee adjustments for inflation, to perform the fiscal year end audits for the following two years (FYE 9/30/27 and 9/30/28).

*At 10:23 a.m., Mr. Sakuma adjourned the Auditor Selection Committee meeting and reconvened the Regular Board meeting.*

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and unanimously passed accepting the recommendation of the Auditor Selection Committee, waiving the requirement for three respondents to the RFP, and that Grau & Associates be hired to perform the September 30, 2024, September 30, 2025, and September 30, 2026, annual government audits and also be selected, subject to fee adjustments for inflation, to perform the fiscal year end audits for the following two years (FYE 9/30/27 and 9/30/28).

**J. ADMINISTRATIVE MATTERS**

No Administrative Matters were discussed.

**K. BOARD MEMBER COMMENTS**

No Board Member Comments were offered.

**L. 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

**RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT  
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026;  
AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Everlands II 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 2025/2026 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2025/2026 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 2025/2026 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 14<sup>th</sup> day of March, 2025.

**ATTEST:**

**EVERLANDS II  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

Everlands II  
Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**



# CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE BUDGET
- III ASSESSMENT COMPARISON

**PROPOSED BUDGET**  
**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	39,800
Developer Contribution	51,647
Debt Assessments	617,319
Debt Assessments - Direct Bill	0
Interest Income	0
<b>TOTAL REVENUES</b>	<b>\$ 708,766</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	36,000
Legal	15,000
Assessment Roll	7,500
Audit Fees	4,100
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	5,000
Miscellaneous	1,000
Postage	300
Office Supplies	1,000
Dues & Subscriptions	175
Trustee Fees	4,200
Continuing Disclosure Fee	1,000
Dissemination Services	2,500
<b>Total Administrative Expenditures</b>	<b>\$ 84,425</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	5,000
Miscellaneous Maintenance	0
<b>Total Maintenance Expenditures</b>	<b>\$ 5,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 89,425</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 619,341</b>
Bond Payments	(580,280)
<b>BALANCE</b>	<b>\$ 39,061</b>
County Appraiser & Tax Collector Fee	(13,020)
Discounts For Early Payments	(26,041)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	0	39,800	39,800	O&M Assessments Capped At \$100
Developer Contribution	87,475	0	51,527	Amount Subject To Number Of Platted Lots
Debt Assessments	0	617,319	617,319	Bond Payments/.94
Debt Assessments - Direct Bill	0	0	0	Amount Subject To Number Of Platted Lots
Interest Income	22	0	120	Projected At \$10 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 87,497</b>	<b>\$ 657,119</b>	<b>\$ 708,766</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	33,000	36,000	36,000	\$3,000 X 12 Months
Legal	12,808	30,000	15,000	FY 2024/2025 Expenditure Through Jan 2025 Was \$2,110
Assessment Roll	3,750	7,500	7,500	As Per Contract
Audit Fees	0	4,000	4,100	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	0	650	650	No Change From 2024/2025 Budget
Insurance	2,014	6,000	6,000	FY 2024/2025 Expenditure Was \$5,000
Legal Advertisements	9,389	15,000	5,000	Will Decrease Now That Bond Has Been Issued
Miscellaneous	159	1,500	1,000	\$500 Decrease From 2024/2025 Budget
Postage	157	300	300	No Change From 2024/2025 Budget
Office Supplies	420	1,500	1,000	\$500 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	4,200	4,200	No Change From 2024/2025 Budget
Continuing Disclosure Fee	0	1,000	1,000	No Change From 2024/2025 Budget
Dissemination Services	0	0	2,500	Required By Bond Underwriter
<b>Total Administrative Expenditures</b>	<b>\$ 61,872</b>	<b>\$ 107,825</b>	<b>\$ 84,425</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	9,903	2,000	5,000	\$3,000 Increase From 2024/2025 Budget
Miscellaneous Maintenance	0	0	0	
<b>Total Maintenance Expenditures</b>	<b>\$ 9,903</b>	<b>\$ 2,000</b>	<b>\$ 5,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 71,775</b>	<b>\$ 109,825</b>	<b>\$ 89,425</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 15,722</b>	<b>\$ 547,294</b>	<b>\$ 619,341</b>	
Bond Payments	0	(580,280)	(580,280)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 15,722</b>	<b>\$ (32,986)</b>	<b>\$ 39,061</b>	
County Appraiser & Tax Collector Fee	0	(13,020)	(13,020)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(26,041)	(26,041)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 15,722</b>	<b>\$ (72,047)</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2024)**  
**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,549	400	400	Projected Interest For 2025/2026
NAV Tax Collection	0	580,280	580,280	Maximum Debt Service Collection
Bond Proceeds	450,421	0		
Developer Contribution	0	0	0	
<b>Total Revenues</b>	<b>\$ 451,970</b>	<b>\$ 580,680</b>	<b>\$ 580,680</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	125,000	130,000	Principal Payment Due In 2026
Interest Payments	0	451,465	445,600	Interest Payments Due In 2026
Bond Redemption	0	4,215	5,080	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 580,680</b>	<b>\$ 580,680</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 451,970</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2024 Bond Information**

Original Par Amount =	\$8,640,000	Annual Principal Payments Due =	December 15th
Interest Rate =	4.60% - 5.45%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	August 2024		
Maturity Date =	June 2054		
Par Amount As Of 9/1/25 =	\$8,640,000		

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON**

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Single Family	\$ -	\$ 100.00	\$ 100.00
<u>Debt For Single Family</u>	<u>\$ -</u>	<u>\$ 1,551.06</u>	<u>\$ 1,551.06</u>
<b>Total For Single Family</b>	<b>\$ -</b>	<b>\$ 1,651.06</b>	<b>\$ 1,651.06</b>

\* Assessments Include the Following:

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information

Total: 398 Units

**RESOLUTION 2025-02**

**A RESOLUTION OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE**

**WHEREAS**, Section 189.014, Florida Statutes requires that the Everlands II Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

**WHEREAS**, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

**WHEREAS**, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

**WHEREAS**, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

**Section 1.** The foregoing recitals are hereby incorporated as findings of fact of the Board.

**Section 2.** Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

**Section 3.** The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

**Section 4.** Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

**Section 5.** All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

**Section 6.** If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 7.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF March, 2025.**

**EVERLANDS II  
COMMUNITY DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_

Print name: \_\_\_\_\_  
Chair/Vice-Chair, Board of Supervisors