



**EVERLANDS II
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BAY
REGULAR BOARD MEETING
OCTOBER 10, 2025
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
EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT
312 South Harbour City Boulevard
Melbourne, Florida 32949
1-800-743-4099 Access #4394800
REGULAR BOARD MEETING
October 10, 2025
10:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Accept Resignation of Chris Cutler.....Page 2
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. June 13, 2024 Regular Board Meeting & Public Hearing Minutes.....Page 3
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget..Page 6
 - 2. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report.....Page 13
- J. Administrative Matters
 - 1. Notice of Qualified Electors.....Page 16
- K. Board Member Comments
- L. Adjourn

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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:

**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.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 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 II COMMUNITY DEVELOPMENT DISTRICT

www.everlands2cdd.org

PUBLISH: FLORIDA TODAY 09/30/25



July 18, 2025

TO: Chairpersons of the Board of Supervisors for the following Districts:

- Coconut Cove Community Development District
- Seagrove Community Development District
- Everlands Community Development District
- Everlands II Community Development District

RE: Resignation of Supervisor Chris Cutler

Dear Chairpersons,

Please be advised that I have this date received written notice from Mr. Chris Cutler formally resigning from his positions on the Boards of Supervisors for the above-referenced Districts. Below is the content of his resignation message:

Hi Frank, this is Chris Cutler. I'm sure you have already been informed that I am no longer with Lennar, so I need to formally resign from the CDD Boards for Coconut Cove, Seagrove, Everlands I, and Everlands II. If there is anything else required on my part, please let me know.

Also, this is my personal number, so please save it in case we need to communicate in the future.

*Thanks,
Chris Cutler*

Please govern yourselves accordingly.

Sincerely,

B. Frank Sakuma, Jr., CDM

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING MINUTES
APRIL 11, 2025**

A. CALL TO ORDER

The Regular Board Meeting of the Everlands II Community Development District (the “District”) was called to order at 10:21 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 September 30, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

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

Also in attendance were Frank Sakuma of Special District Services, Inc.; Stephanie Brown of Special District Services, Inc.; Attorney Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., and District Engineer, Ken Ludwa, B.S.E Consultants, Inc.

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. October 11, 2024, Regular Board Meeting Minutes

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler approving the October 11, 2024, Regular Board Minutes, as presented. The **motion** passed unanimously.

G. OLD BUSINESS

There were no Old Business items for consideration.

H. NEW BUSINESS

1. Consider Resolution No. 2025-01- Adopting Fiscal Year 2025/2026 Proposed Budget

Resolution No. 2025-01 was presented entitled:

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.

The Board modified the proposed budget removing “Capped at \$100” from the comments line of the Detailed Proposed Budget.

A **motion** was then made by Mr. Pettibon, seconded by Mr. Cutler adopting Resolution No. 2025 - 01 Fiscal Year 2025/2026 Proposed Budget as amended during the meeting, and setting the Public Hearing for the June 13, 2025, Regular Board Meeting. The **motion** passed unanimously.

2. Consider Resolution No. 2025-02- Registered Agent Change

RESOLUTION NO. 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

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler approving Resolution No. 2025-02 as presented. The **motion** passed unanimously.

I. ADMINISTRATIVE MATTERS

There were no administrative matters.

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 10:25 a.m. and there were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Everlands II Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 10th day of October, 2025

ATTEST:

**EVERLANDS II
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Everlands II Community Development District

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

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET - SERIES 2025**

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

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M Assessments	39,800	12,665	12,665
O & M Assessments - Direct Bill	0	25,756	25,756
Developer Contribution - O&M	72,047	72,047	36,024
Debt Assessments	617,319	192,331	192,331
Debt Assessments - Direct Bill	0	399,492	399,492
Interest Income	0	2,525	2,495
Total Revenues	\$ 729,166	\$ 704,816	\$ 668,763
EXPENDITURES			
Supervisor Fees	0	0	0
Management	36,000	36,000	36,000
Legal	30,000	10,000	5,850
Assessment Roll	7,500	7,500	7,500
Audit Fees	4,000	4,000	4,000
Arbitrage Rebate Fee	650	650	0
Insurance	6,000	5,000	5,000
Legal Advertisements	15,000	2,200	1,206
Miscellaneous	1,500	750	0
Postage	300	50	39
Office Supplies	1,500	275	231
Dues & Subscriptions	175	175	175
Trustee Fee	4,200	4,246	4,246
Continuing Disclosure Fee	1,000	500	500
Engineering/Inspections	2,000	8,000	4,376
Total Expenditures	\$ 109,825	\$ 79,346	\$ 69,123
Revenues Less Expenditures	\$ 619,341.00	\$ 625,470	\$ 599,640
Bond Payments	(580,280)	(580,438)	(580,438)
BALANCE	\$ 39,061	\$ 45,032	\$ 19,202
County Appraiser & Tax Collector Fee	(13,020)	(4,012)	(4,012)
Discounts For Early Payments	(26,041)	(8,189)	(8,189)
Excess/ (Shortfall)	\$ -	\$ 32,831	\$ 7,001
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 32,831	\$ 7,001

Fund Balance As Of 9/30/24
FY 2024/2025 Activity
Fund Balance As Of 9/30/25

\$15,722
\$32,831
\$48,553

AMENDED FINAL BUDGET
EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2024
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
NAV Assessment Collection	580,280	180,946	180,946
Developer Contribution - Debt	0	399,492	399,492
Transfer From Capital Projects Fund	0	434	434
Interest Income	400	19,100	18,997
Total Revenues	\$ 580,680	\$ 599,972	\$ 599,869
EXPENDITURES			
Principal Payments	125,000	125,000	125,000
Interest Payments	451,465	387,451	387,451
Bond Redemption	4,215	0	0
Total Expenditures	\$ 580,680	\$ 512,451	\$ 512,451
Excess/ (Shortfall)	\$ -	\$ 87,521	\$ 87,418

FUND BALANCE AS OF 9/30/24	\$451,970
FY 2024/2025 ACTIVITY	\$87,521
FUND BALANCE AS OF 9/30/25	\$539,491

Notes

Reserve Fund Balance = \$290,140*. Revenue Account Balance = \$249,351*.

Revenue Account To Be Used To Make 12/15/2025 Interest Payment Of \$224,295.

Capitalized Interest Was Set-Up Through December 2024.

* Approximate Amounts

Series 2025 Bond Information

Original Par Amount =	\$8,640,000	Annual Principal Payments Due:
Interest Rate =	4.60% - 5.45%	June 15th
Issue Date =	August 2024	Annual Interest Payments Due:
Maturity Date =	June 2054	June 15th & December 15th
Par Amount As Of 9/30/25 =	\$8,515,000	

RESOLUTION NO. 2025-06

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

WHEREAS, the Everlands II Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, 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, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on August 9, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report 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 annual report of the goals, objectives and performance measures and standards.

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

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 Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

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 10th day of October, 2025.

ATTEST:

**EVERLANDS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

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**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

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

Program/Activity: District Operations

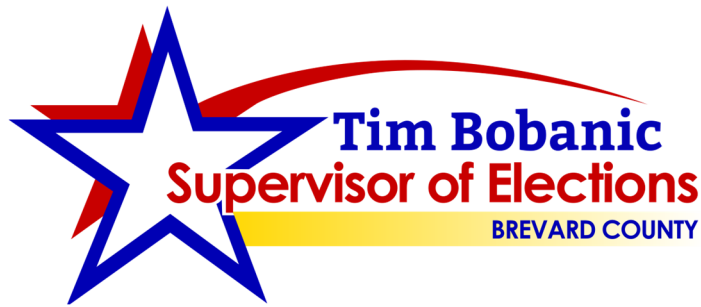
Goal: Insure, Operate and Maintain District owned Infrastructure & assets

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**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)



June 16, 2025

B. Frank Sakuma Jr., CDM
Special District Services, Inc.
2501 Burns Rd., Suite A
Palm Beach Gardens, FL 33410

RE: Everlands Community Development District
Everlands II Community Development District

Dear Mr Sakuma:

I am writing in response to your request of June 13, 2025, for the number of registered voters within the
afore-mentioned communities.

Please be advised our records indicate the number of registered voters as of April 15, 2025 are as
follows:

Everlands Community Development District	463
Everlands II Community Development District	11

If you need any additional information, or have any questions, please feel free to contact me at
321.290.8683.

Kind regards,

A handwritten signature in blue ink, appearing to read "Tim Bobanic".

Tim Bobanic

TB/dy

Mailing Address

PO Box 410819
Melbourne, FL 32941-0819
Toll Free: (800) 579-4780

Supervisor of Elections - Titusville

400 South Street
Suite 1F
Titusville, FL 32780-7610
Telephone: (321) 264-6740
Fax: (321) 264-6741

Supervisor of Elections - Viera

2725 Judge Fran Jamieson Way
Building C, Suite 105
Viera, FL 32940-6605
Telephone: (321) 633-2124
Fax: (321) 633-2130

Supervisor of Elections - Melbourne

1515 Sarno Road
Building A
Melbourne, FL 32935-5293
Telephone: (321) 255-4455
Fax: (321) 255-4401

Supervisor of Elections – Palm Bay

450 Cogan Drive SE
Palm Bay, FL 32909-6869
Telephone: (321) 952-6328
Fax: (321) 952-6332

(321) 290-VOTE (8683)

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