



**EVERLANDS II
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BAY
REGULAR BOARD MEETING
MARCH 13, 2026
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
March 13, 2026
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. June 13, 2025 Regular Board Meeting & Public Hearing.....Page 3
 - 2. October 10, 2025 Regular Board Meeting.....Page 5
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget...Page 8
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

LAURA ARCHER
Everlands II CDD

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

STATE OF WISCONSIN, COUNTY OF BROWN

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Legal Clerk

Notary, State of WI, County of Brown

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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

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JUNE 13, 2025**

A. CALL TO ORDER

The Regular Board Meeting of the Everlands II Community Development District (the “District”) was called to order at 10:16 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 legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Haley Mall, Jared Shaver and Bojana Brown

Also in attendance were Frank Sakuma and Stephanie Brown of Special District Services, Inc.; Ken Ludwa of B.S.E. Consultants, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (by phone).

D. ADDITIONS OR DELETIONS TO THE AGENDA

No additions or deletions to the agenda were offered.

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. April 11, 2025, Regular Board Meeting

The April 11, 2025, Regular Board Meeting minutes were presented for Board approval. A **motion** was made by Ms. Brown, seconded by Mr. Shaver and passed unanimously approving the minutes, as presented.

Note: *At approximately 10:17 a.m., Mr. Sakuma recessed the Regular Board Meeting and opened the Public Hearing on the Fiscal Year 2025/2026 Final Budget.*

G. PUBLIC HEARING – FISCAL YEAR 2025/2026 FINAL BUDGET

1. Proof of Publication

Proof of publication was presented that a notice of the Public Hearing had been published in *Florida Today* on May 23, 2025, and May 30, 2025, as legally required.

2. Receive Public Comment on Fiscal Year 2025/2026 Budget

Mr. Sakuma opened the public comment portion of the Public Hearing to receive comments on adopting the fiscal year 2025/2026 final budget. He notified those in attendance that he had not received any comments prior to the hearing. There being no comments, Mr. Sakuma closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2025-03 – Adopting Fiscal Year 2025/2026 Final Budget

Mr. Sakuma presented Resolution 2025-03, entitled:

RESOLUTION 2025-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sakuma asked for Board consideration of the resolution.

A **motion** was made by Ms. Brown, seconded by Mr. Shaver and unanimously adopting Resolution No. 2025-03, as presented.

***Note:** At approximately 10:18 a.m., Mr. Sakuma closed the Public Hearing on the Fiscal Year 2025/2026 Final Budget and simultaneously reconvened the Regular Meeting.*

H. OLD BUSINESS

There were no items for consideration.

I. NEW BUSINESS

1. Consider Resolution 2025-04 Adopting Fiscal Year 2025/2026 Meeting Schedule

Mr. Sakuma presented Resolution 2025-04, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Brown, seconded by Ms. Haley and unanimously passed adopting Resolution 2025-04, as presented.

J. ADMINISTRATIVE MATTERS

No administrative matters were discussed.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board.

L. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 10:20 a.m. without objection.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 10, 2025**

A. CALL TO ORDER

The Regular Board Meeting of the Everlands II Community Development District (the “District”) was called to order at 10:48 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, 2025, as part of the District’s Fiscal Year 2025/2026 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 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.(via phone); Ana Saunders, PE of B.S.E Consultants Inc.

D. ACCEPT RESIGNATION OF CHRIS CUTLER

A **motion** was made by Ms. Brown, seconded by Mr. Pettibon accepting the resignation of Chris Cutler. The **motion** passed unanimously.

Mr. Pettibon recommended April Parker to fill the vacant Board seat. Staff was asked to reach out to Ms. Parker in advance of the next meeting.

E. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public.

G. APPROVAL OF MINUTES

1. June 13, 2025, Regular Board Meeting

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver approving the minutes of the June 13, 2025, Regular Board, as presented. The **motion** passed unanimously.

H. OLD BUSINESS

There were no Old Business items for consideration.

I. NEW BUSINESS

1. Consider Resolution No. 2025-05- Adopting Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-05 was presented, entitled:

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.

A **motion** was then made by Mr. Pettibon, seconded by Ms. Brown adopting Resolution No. 2025-05 Fiscal Year 2024/2025 Amended Budget, as presented. The **motion** passed unanimously.

2. Consider Resolution No. 2025-06- Goals and Objectives Annual Report

Resolution No. 2025-06 was presented, entitled:

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., MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

A **motion** was made by Mr. Shaver, seconded by Mr. Pettibon adopting Resolution No. 2025-06, as presented. The **motion** passed unanimously.

The Board determined it would be appropriate to adopt the previous goals, objectives, and performance measures from FY 2024/2025 for FY 2505/2026.

A **motion** was made by Mr. Pettibon, seconded by Ms. Brown adopting the previous goals, objectives, and performance measures from FY 2024/2025 for FY 2025/2026. The **motion** passed unanimously.

I. ADMINISTRATIVE MATTERS

1. Notice of Qualified Electors

Mr. Sakuma presented the registered voters notice from the Brevard County Supervisor of Elections.

Ms. Wald reminded the Board that the annual ethics training was due no later than December 31, 2025.

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 10:51 a.m., seconded by Mr. Shaver. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 12, 2026, 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 13th day of March, 2026.

ATTEST:

**EVERLANDS II
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Everlands II
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	39,800
Developer Contribution	51,835
Debt Assessments	617,319
Debt Assessments - Direct Bill	0
Interest Income	300
TOTAL REVENUES	\$ 709,254
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	36,972
Legal	14,500
Assessment Roll	7,500
Audit Fees	4,200
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	3,500
Miscellaneous	800
Postage	300
Office Supplies	800
Dues & Subscriptions	175
Trustee Fees	4,400
Continuing Disclosure Fee	1,000
Dissemination Services	2,500
Total Administrative Expenditures	\$ 83,297
Maintenance Expenditures	
Engineering/Inspections	6,250
Miscellaneous Maintenance	0
Total Maintenance Expenditures	\$ 6,250
TOTAL EXPENDITURES	\$ 89,547
REVENUES LESS EXPENDITURES	\$ 619,707
Bond Payments	(580,280)
BALANCE	\$ 39,427
County Appraiser & Tax Collector Fee	(13,142)
Discounts For Early Payments	(26,285)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	38,421	39,800	39,800	O&M Assessments
Developer Contribution	72,047	51,527	51,835	O&M Assessment Capped At \$100
Debt Assessments	192,331	617,319	617,319	Bond Payments/.94
Debt Assessments - Direct Bill	399,492	0	0	
Interest Income	2,732	120	300	Projected At \$25 Per Month
TOTAL REVENUES	\$ 705,023	\$ 708,766	\$ 709,254	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	36,000	36,000	36,972	CPI Increase
Legal	6,850	15,000	14,500	FY 2024/2025 Expenditure Through Jan 2026 Was \$2,160
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	4,000	4,100	4,200	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	5,000	6,000	6,000	FY 2025/2026 Expenditure Was \$5,300
Legal Advertisements	1,502	5,000	3,500	\$1,500 Decrease From 2025/2026 Budget
Miscellaneous	0	1,000	800	\$200 Decrease From 2025/2026 Budget
Postage	39	300	300	No Change From 2025/2026 Budget
Office Supplies	234	1,000	800	\$200 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	4,246	4,200	4,400	\$200 Increase From 2025/2026 Budget
Continuing Disclosure Fee	500	1,000	1,000	No Change From 2025/2026 Budget
Dissemination Services	0	2,500	2,500	Required By Bond Underwriter
Total Administrative Expenditures	\$ 66,696	\$ 84,425	\$ 83,297	
Maintenance Expenditures				
Engineering/Inspections	4,376	5,000	6,250	\$1,250 Increase From 2025/2026 Budget
Miscellaneous Maintenance	0	0	0	
Total Maintenance Expenditures	\$ 4,376	\$ 5,000	\$ 6,250	
TOTAL EXPENDITURES	\$ 71,072	\$ 89,425	\$ 89,547	
REVENUES LESS EXPENDITURES	\$ 633,951	\$ 619,341	\$ 619,707	
Bond Payments	(580,438)	(580,280)	(580,280)	2027 Principal & Interest Payments
BALANCE	\$ 53,513	\$ 39,061	\$ 39,427	
County Appraiser & Tax Collector Fee	(4,012)	(13,020)	(13,142)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,189)	(26,041)	(26,285)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 41,312	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2024)
EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	20,940	400	1,000	Projected Interest For 2026/2027
NAV Tax Collection	180,946	580,280	580,280	Maximum Debt Service Collection
Developer Contribution	399,492	0	0	
Total Revenues	\$ 601,378	\$ 580,680	\$ 581,280	
EXPENDITURES				
Principal Payments	125,000	130,000	140,000	Principal Payment Due In 2027
Interest Payments	387,451	445,600	439,390	Interest Payments Due In 2027
Bond Redemption	0	5,080	1,890	Estimated Excess Debt Collections
Total Expenditures	\$ 512,451	\$ 580,680	\$ 581,280	
Excess/ (Shortfall)	\$ 88,927	\$ -	\$ -	

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 1/1/26 =	\$8,515,000		

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M For Single Family	\$ 100.00	\$ 100.00	\$ 100.00
<u>Debt For Single Family</u>	<u>\$ 1,551.06</u>	<u>\$ 1,551.06</u>	<u>\$ 1,551.06</u>
Total For Single Family	\$ 1,651.06	\$ 1,651.06	\$ 1,651.06

* Assessments Include the Following:

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

Community Information

Total: 398 Units