



**EVERLANDS II  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BAY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JUNE 12, 2026  
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  
1-800-743-4099 Access #4394800  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
June 12, 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. April 10, 2026 Regular Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 4
  - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
  - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 5
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule..Page 12
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

Publication Date  
2026-05-29

Subcategory  
Miscellaneous Notices

AD#12337793 5/22 5/29/2026

NOTICE OF EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING AND REGULAR BOARD MEETING

The Board of Supervisors (the Board) of the Everlands II Community Development District (District) will hold a public hearing on June 12, 2026, at 10:00 a.m. at the offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32901 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2026/2027. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the Districts website ([www.everlands2cdd.org](http://www.everlands2cdd.org)) or at the offices of the District Manager, Special District Services, Inc., located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987 during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (772) 345-5119 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

District Manager

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

[www.everlands2cdd.org](http://www.everlands2cdd.org)

PUBLISH: FLORIDA TODAY 05/22/26 & 05/29/26

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING MINUTES  
APRIL 10, 2026**

**A. CALL TO ORDER**

The Regular Board Meeting of the Everlands II Community Development District (the “District”) was called to order at 10:09 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 Pettibon, Jared Shaver, and Bojana Brown.

Also in attendance were Frank Sakuma of Special District Services, Inc.; Attorney Lisa Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (via phone); and Ana Saunders of 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. March 13, 2026, Regular Board Meeting**

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

**G. OLD BUSINESS**

There were no Old Business items for consideration.

**H. NEW BUSINESS**

**1. Announcement of Landowners’ Meeting**

Mr. Sakuma announced that the Everland's II Landowners' Meeting will be held on July 10, 2026, for Seats 3, 4 & 5.

**I. ADMINISTRATIVE MATTERS**

Mr. Sakuma reminded the Supervisors to complete their Form 1 submission prior to July 1, 2026.

**J. BOARD MEMBER COMMENTS**

There were no further comments from the Board.

**K. ADJOURNMENT**

There being no further business to come before the Board, **motion** was made by Mr. Pettibon, seconded by Ms. Brown adjourning the meeting at 10:12 a.m. The **motion** passed unanimously.

**ATTESTED BY:**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chair

Publication Date  
2026-05-29

Subcategory  
Miscellaneous Notices

AD#12337793 5/22 5/29/2026

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District Manager

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

[www.everlands2cdd.org](http://www.everlands2cdd.org)

PUBLISH: FLORIDA TODAY 05/22/26 & 05/29/26

**RESOLUTION NO. 2026-02**

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

**WHEREAS**, the Everlands II Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The 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 12<sup>th</sup> day of June, 2026.

**ATTEST:**

**EVERLANDS II  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Everlands II  
Community Development District

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

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- III ASSESSMENT COMPARISON

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

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	39,800
Developer Contribution	51,835
Debt Assessments	617,319
Debt Assessments - Direct Bill	0
Interest Income	300
<b>TOTAL REVENUES</b>	<b>\$ 709,254</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
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
<b>Total Administrative Expenditures</b>	<b>\$ 83,297</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	6,250
Miscellaneous Maintenance	0
<b>Total Maintenance Expenditures</b>	<b>\$ 6,250</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 89,547</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 619,707</b>
Bond Payments	(580,280)
<b>BALANCE</b>	<b>\$ 39,427</b>
County Appraiser & Tax Collector Fee	(13,142)
Discounts For Early Payments	(26,285)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL 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
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$ 705,023</b>	<b>\$ 708,766</b>	<b>\$ 709,254</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
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
<b>Total Administrative Expenditures</b>	<b>\$ 66,696</b>	<b>\$ 84,425</b>	<b>\$ 83,297</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	4,376	5,000	6,250	\$1,250 Increase From 2025/2026 Budget
Miscellaneous Maintenance	0	0	0	
<b>Total Maintenance Expenditures</b>	<b>\$ 4,376</b>	<b>\$ 5,000</b>	<b>\$ 6,250</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 71,072</b>	<b>\$ 89,425</b>	<b>\$ 89,547</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 633,951</b>	<b>\$ 619,341</b>	<b>\$ 619,707</b>	
Bond Payments	(580,438)	(580,280)	(580,280)	2027 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 53,513</b>	<b>\$ 39,061</b>	<b>\$ 39,427</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 41,312</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL 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	
<b>Total Revenues</b>	<b>\$ 601,378</b>	<b>\$ 580,680</b>	<b>\$ 581,280</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 512,451</b>	<b>\$ 580,680</b>	<b>\$ 581,280</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 88,927</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 1/1/26 =	\$8,515,000		

## EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Assessment*</u>	Fiscal Year 2026/2027 <u>Projected Assessment*</u>
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>
<b>Total For Single Family</b>	<b>\$ 1,651.06</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 NO. 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE 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 II Community Development District (the "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 II COMMUNITY DEVELOPMENT DISTRICT, BREVARD 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 12<sup>th</sup> day of June, 2026.

**ATTEST:**

**EVERLANDS II COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 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 9, 2026**  
**November 13, 2026**  
**December 11, 2026**  
**January 8, 2027**  
**February 12, 2027**  
**March 12, 2027**  
**April 9, 2027**  
**May 14, 2027**  
**June 11, 2027**  
**July 9, 2027**  
**August 13, 2027**  
**September 10, 2027**

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 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](http://www.everlands2cdd.org)

**PUBLISH: FLORIDA TODAY**