



**EVERLANDS II
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BAY
REGULAR BOARD MEETING
SEPTEMBER 11, 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
September 11, 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. July 10, 2026 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule...Page 6
- H. New Business
 - 1. Consider Resolution No. 2026-05 – Extending Terms of Office to Coincide with
November 2026 Elections.....Page 8
 - 2. Consider Resolution No. 2026-06 – Ratifying all Prior Acts.....Page 10
- 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

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:

BRE Brevard Florida Today 09/30/2025
BRE floridatoday.com 09/30/2025

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 09/30/2025

Legal Clerk

Denise Roberts

Notary, State of WI, County of Brown

4-6-27

My commission expires

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DENISE ROBERTS
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State of Wisconsin

Ad#11696063 09/30/2025
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
JULY 10, 2026**

A. CALL TO ORDER

The Regular Board Meeting of the Everlands II Community Development District (the “District”) was called to order at 10:48 a.m. at 312 South Harbor City Boulevard, Melbourne, Florida 32901.

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 June 19, 2026, and June 26, 2026, as legally required.

C. SEAT BOARD MEMBERS (FROM LANDOWNER’S ELECTION)

Bojana Brown, Jared Shaver and Haley Mall were in attendance and were recognized as having taken their seats as Members of the Board of Supervisors as a result of the Landowner’s Election, immediately preceding this Regular Meeting.

D. ADMINISTER OATHS OF OFFICE & REVIEW BOARD MEMBER RESPONSIBILITIES AND DUTIES

Mr. Sakuma administered the oath of office to Bojana Brown, Jared Shaver and Haley Mall, and explained that they were public officials and were subject to State Ethics Laws, Sunshine Laws, and public records requests.

E. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Bojana Brown, Jared Shaver and Haley Mall

Also in attendance were District Managers Frank Sakuma and Stephanie Brown of Special District Services, Inc.; and Attorney Ginger Wald of Billing, Cochran, P.A.

A **motion** was made by Ms. Brown, seconded by Mr. Shaver, appointing Haley Mall as Chair Pro-Tem for the July 10, 2026, Regular Board Meeting and Public Hearing. The **motion** passed unanimously.

F. ELECTION OF OFFICERS

A **motion** was made by Ms. Brown, seconded by Ms. Haley approving the slate of officers below. The **motion** passed unanimously.

Chairman:	Jared Shaver
Vice Chair:	Bojana Brown
Secretary:	B. Frank Sakuma, Jr.

Treasurer: B. Frank Sakuma, Jr.
Asst. Secretary: Greg Pettibon
Asst. Secretary: Haley Mall

G. ADDITIONS OR DELETIONS TO AGENDA

- Everlands II Community Development District Board Vacancy (Seat 2)

Peter Madonna was nominated for Everlands II Community Development District Board of Supervisors (Seat 2).

A **motion** was made by Ms. Brown, seconded by Ms. Mall appointing Peter Madonna to the Everlands II CDD Board of Supervisors, Seat 2 (Term expiration November 2027). The **motion** passed unanimously.

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

Mr. Sakuma noted that no members of the public were present.

I. APPROVAL OF MINUTES

1. April 10, 2026 Regular Board Meeting

A **motion** was made by Mr. Shaver, seconded by Ms. Mall approving the minutes of the April 10, 2026, Regular Board Meeting, as presented. The **motion** passed unanimously.

J. OLD BUSINESS

There were no matters of Old Business to come before the Board.

K. NEW BUSINESS

1. Consider Resolution No. 2026-02 – Resetting Public Hearing Date to Adopt Fiscal Year 2026/2027 Final Budget

Resolution 2026-02 was presented, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2026-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2026/2027 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Shaver, seconded by Ms. Mall adopting Resolution 2026-02 Resetting the Public Hearing Date to Adopt Fiscal Year 2026/2027 Final Budget for July 10, 2026, as presented. The **motion** passed unanimously.

2. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

This agenda item was deferred to a future Board Meeting.

3. Legislative Memo

Mr. Sakuma notified the Board that the Legislative Memo was included in the agenda package, and Ms. Wald was available to answer any questions.

**Note At approximately 10:53 a.m., Mr. Sakuma recessed the Regular Board Meeting and opened the Public Hearing on the FY 2026-2027 Final Budget.*

L. PUBLIC HEARING

1. Proof of Publication

Proof of publication was provided that indicated that Notice of the Fiscal Year 2026/2027 Final Budget Public Hearing had been published in *Florida Today* on June 19, 2026, and June 26, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

There were no comments from the public.

3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution 2026-04 was presented, entitled:

RESOLUTION NO. 2026-04

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

A **motion** was made by Mr. Shaver, seconded by Ms. Mall adopting Resolution 2026-04 Adopting a Fiscal Year 2026/2027 Budget, as presented. The **motion** passed unanimously.

**Note At approximately 10:54 a.m., Mr. Sakuma closed the Public Hearing on the FY 2026/2027 Final Budget and reconvened the Regular Board Meeting.*

L. ADMINISTRATIVE MATTERS

No Administrative Matters were offered or discussed.

M. BOARD MEMBER COMMENTS

There were no further Board Member comments.

N. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mr. Shaver, seconded by Ms. Mall adjourning the meeting at 10:54 a.m. without objection.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

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 11th day of September, 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 _____ located at _____
_____ at _____ a.m./p.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 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 00/00/2026

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF THE MEMBERS OF THE BOARD OF SUPERVISORS IN ACCORDANCE WITH SECTION 190.006(3)(A)2.c., FLORIDA STATUTES TO COINCIDE WITH THE GENERAL ELECTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Everlands II Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Section 190.006(3)(a)2.c., *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the General Election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all the Board members, so that their terms expire in even-numbered year in accordance with General Election.

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

SECTION 1. The following terms of office of the seats of the Board of Supervisors are hereby extended to coincide with the general election to be held in November of 2026:

Seat # 3	(currently held by Bojana Brown)
Seat # 4	(currently held by Jared Shaver)
Seat # 5	(currently held by Haley Mall)

The following terms of office of the seats of the Board of Supervisors are hereby extended to coincide with the general election to be held in November of 2028:

Seat # 1	(currently held by Gregory Pettibon)
Seat # 2	(currently held by Peter Madonna)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of August 2026.

ATTEST:

**EVERLANDS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT RECONFIRMING AND RATIFYING ALL PRIOR AUTHORIZATIONS, APPROVALS, ACTS, AND RATIFICATIONS; AUTHORIZING FURTHER OFFICIAL ACTS TO CARRY OUT THIS RESOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Everlands II Community Development District (“District”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, established by Ordinance No. 2023-27 enacted by the City Council of the City of Palm Bay, Florida, on July 20, 2023, as amended; and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities; and

WHEREAS, the governing body of the District is its Board of Supervisors (“Board”); and

WHEREAS, the Board desires to reconfirm and ratify all prior authorizations, approvals, acts, and ratifications relating to any and all matters coming before the Board from its initial organizational meeting through and including the effective date of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Everlands II Community Development District, as follows:

Section 1. Reconfirmation and Ratification of Prior Acts. The Board hereby reconfirms and ratifies all prior authorizations, approvals, acts, and ratifications relating to any and all matters coming before the Board from its initial organizational meeting through and including the effective date of this Resolution.

Section 2. Authorization for Further Official Acts. The members of the Board, the officers of the District, and the agents and employees of the District, are hereby authorized and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of this Resolution, and all of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed, and approved.

Section 3. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 4. Effective Date. This Resolution shall take effect immediately upon its adoption, and any provision of any previous resolution in conflict with the provisions hereof is hereby superseded.

ADOPTED by the Board of Supervisors of Everlands II Community Development District this 11th day of September, 2026.

**EVERLANDS II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____

Title: Chairman, Board of Supervisors

By: _____

Name: _____

Title: Secretary, Board of Supervisors