



**PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MARCH 16, 2022
4:00 P.M.**

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

www.palmbeachplantationcdd.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
Palm Beach Plantation Clubhouse
8751 Palm Beach Plantation Boulevard
Royal Palm Beach, Florida 33411
REGULAR BOARD MEETING
March 16, 2022
4:00 p.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 20, 2021 Regular Board Meeting.....Page 3
- G. Old Business
 - 1. Discussion on Lake Level Issue
 - 2. Discussion on Erosion Issues
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 6
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - PublicNotice was published in said newspaper in issues dated: first date of Publication 10/07/2021 and last date of Publication 10/07/2021. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

PALM BEACH PLANTATION CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000663129
Ad Cost:	\$261.44
Paid:	\$0.00
Balance Due:	\$261.44

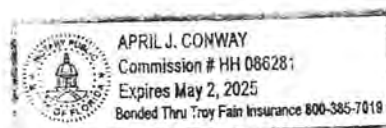
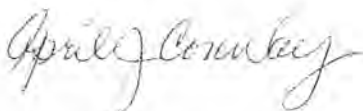
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 20th day of October, 2021 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



Please see Ad on following page(s).

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Paid: \$0.00
Balance Due: \$261.44

**PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Palm Beach Plantation Community Development District will hold Regular Meetings for Fiscal Year 2021/2022 at 4:00 p.m. at the Palm Beach Plantation Clubhouse located at 8751 Palm Beach Plantation Boulevard, Royal Palm Beach, Florida 33411, on:

October 20, 2021
November 17, 2021
December 15, 2021
January 19, 2022
February 16, 2022
March 16, 2022
April 20, 2022
May 18, 2022
June 15, 2022
July 20, 2022
August 17, 2022
September 21, 2022

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 agendas for any of the meetings may be obtained on the District's website or by contacting the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings 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 insure 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 (561) 630-4922 and/or toll free 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.

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
www.palmbeachplantationcdd.org
10-7/2021

0000663129-01

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 20, 2021

A. CALL TO ORDER

District Manager Michael McElligott called to order the Regular Board Meeting of the Palm Beach Plantation Community Development District on October 20, 2021, at 4:05 p.m. in the Palm Beach Plantation Clubhouse located at 8751 Palm Beach Plantation Boulevard, Royal Palm Beach, Florida 33411.

B. PROOF OF PUBLICATION

Mr. McElligott presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 13, 2021, as legally required.

C. ESTABLISH A QUORUM

Present and constituting a quorum were Richard Brackett, Rebecca Delgado and Bob Vey.

Staff in attendance were District Managers Michael McElligott of Special District Services, Inc. and District Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Since both the Chair and Vice Chair are not present, the Board added nominating a temporary Chair to the agenda.

Mr. Brackett then nominated Mrs. Delgado to serve as acting Chair for this meeting. Mr. Vey seconded that nomination, and Mrs. Delgado was elected acting Chair for this meeting.

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. May 19, 2021, Regular Board Meeting & Public Hearing

Mr. McElligott presented the minutes of the May 19, 2021, Regular Board Meeting and Public Hearing and asked if there were any changes or corrections. Without comment, a **motion** was made by Mr. Brackett, seconded by Mr. Vey that the minutes of the May 19, 2021, Regular Board Meeting and Public Hearing be approved, as presented. That **motion** passed unanimously.

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 20, 2021

G. OLD BUSINESS

There was no old business.

H. NEW BUSINESS

1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2020/2021 Amended Budget

Mr. McElligott presented Resolution No. 2021-05, entitled:

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott reminded the Board that this is a required look back comparison of the actual expenses of the district versus the budgeted amounts. There was a brief discussion among the Board with Mr. McElligott answering any questions.

A **motion** was then made by Mr. Vey, seconded by Mr. Brackett to approve Resolution no. 2021-05 as presented. That **motion** passed unanimously.

2. Consider Approval of the Renewal Option for Grau & Associates Auditing Services

Mr. McElligott explained that when they approved the current contract for the district auditor, Grau & Associates, it was a 3-year contract with a 2 additional years renewal option. Mr. McElligott recommended picking up the 2-year optional renewal based on the good work done by Grau & Associates and the low cost of the 2-year renewal.

After a brief discussion, A **motion** was then made by Mr. Brackett, seconded by Mrs. Delgado to approve the 2-year optional renewal on the Grau & Associates contract as presented. That **motion** passed unanimously.

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 20, 2021

3. Discussion Regarding Taking Photos of Lakes

Mr. Brackett explained that he thought the lake levels were unusually low in a particular lake where the lake banks seemed more exposed than normal. Mr. Brackett provided pictures. Mr. Brackett was concerned that the District may be releasing too much water when opening the gates during high rain events, or that there may be some other problem. Mr. McElligott explained that based on conversations with the district engineer, this could be normal lake elevation change that occurs throughout the year, especially if the lake level is similar in all lakes as they are interconnected. The district engineer did say that if only 1 or 2 lakes are showing a lower level and the other are not, there could be some blockage in the connecting pipes between lakes.

After some discussion among the Board, it was decided that Board members would try to take periodic pictures of various lake banks to see if the lake levels are consistent in all lakes. Also, the Board members would try to take pictures of the lake banks the day of opening the structure, the day of closing the structure, and a week after closing the structure, to see if we are letting too much water during heavy rain events.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mr. McElligott presented the Financial Report in the meeting book and opened it up for any questions. There was no action required.

J. BOARD MEMBER COMMENTS

There were no Board member comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mrs. Delgado, seconded by Mr. Brackett to adjourn the Regular Board Meeting at 4:34 p.m. That **motion** passed unanimously.

Secretary/Asst. Secretary

Chair/Vice Chair

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Palm Beach Plantation 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 2022/2023 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 18, 2021 at 4:00 p.m. in the Palm Beach Plantation Clubhouse, 8751 Palm Beach Plantation Boulevard, Royal Palm Beach, Florida 33411, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 16th day of March, 2022.

ATTEST:

**PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Palm Beach Plantation
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M Assessments	120,614
Debt Assessments	481,699
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 602,553
Discounts For Early Payments	(24,093)
TOTAL NET REVENUES	\$ 578,460
EXPENDITURES	
Supervisor Fees	8,000
Payroll Taxes	640
Maintenance/Contingency	7,500
Engineering/Inspections	10,000
Management	35,964
Secretarial	4,200
Legal	8,500
Assessment Roll	3,000
Audit Fees	3,600
Arbitrage Calculation Report Fee	650
Insurance	6,000
Legal Advertisements	1,300
Miscellaneous	875
Postage	300
Office Supplies	675
Dues & Subscriptions	175
Trustee Fee	4,100
Website Management	1,250
Reserve/Contingency	11,800
County Appraiser & Tax Collector Fee	7,500
TOTAL EXPENDITURES	\$ 116,029
REVENUES LESS EXPENDITURES	\$ 462,431
Bond Payments	(462,431)
EXCESS/ (SHORTFALL)	\$ (0)

Notes

Fund Balance As Of 9-30-21: \$152,500
Estimated Fund Balance As Of 9-30-22: \$160,000

DETAILED PROPOSED BUDGET
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O & M Assessments	123,968	123,873	120,614	Expenditures Less Interest/.96
Debt Assessments	480,798	478,874	481,699	Bond Payments/.96
Other Revenues	0	0	0	
Interest Income	434	240	240	Projected At \$20 Per Month
TOTAL REVENUES	\$ 605,200	\$ 602,987	\$ 602,553	
Discounts For Early Payments	(22,717)	(24,110)	(24,093)	Four Percent Of Total Assessment Roll
TOTAL NET REVENUES	\$ 582,483	\$ 578,877	\$ 578,460	
EXPENDITURES				
Supervisor Fees	2,000	8,000	8,000	No Change From 2021/2022 Budget
Payroll Taxes	156	640	640	Projected At 8 Percent Of Supervisor Fees
Maintenance/Contingency	0	7,500	7,500	No Change From 2021/2022 Budget
Engineering/Inspections	945	10,000	10,000	No Change From 2021/2022 Budget
Management	34,440	34,920	35,964	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2021/2022 Budget
Legal	5,904	8,500	8,500	No Change From 2021/2022 Budget
Assessment Roll	3,000	3,000	3,000	No Change From 2021/2022 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2021/2022 Audit
Arbitrage Calculation Report Fee	650	650	650	No Change From 2021/2022 Budget
Insurance	5,789	6,000	6,000	Insurance Estimate
Legal Advertisements	771	1,300	1,300	No Change From 2021/2022 Budget
Miscellaneous	205	925	875	\$50 Decrease From 2021/2022 Budget
Postage	68	325	300	\$25 Decrease From 2021/2022 Budget
Office Supplies	151	725	675	\$50 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	4,080	4,100	4,100	No Change From 2021/2022 Budget
Website Management	1,250	1,250	1,250	No Change From 2021/2022 Budget
Reserve/Contingency	0	15,948	11,800	Reserve/Contingency
County Appraiser & Tax Collector Fee	4,000	7,500	7,500	County Appraiser & Tax Collector Fee
TOTAL EXPENDITURES	\$ 71,184	\$ 119,158	\$ 116,029	
REVENUES LESS EXPENDITURES	\$ 511,299	\$ 459,719	\$ 462,431	
Bond Payments	(461,364)	(459,719)	(462,431)	2023 P & I Payments Less Earned Interest
EXCESS/ (SHORTFALL)	\$ 49,935	\$ -	\$ (0)	

Notes

Fund Balance As Of 9-30-21: \$152,500

Estimated Fund Balance As Of 9-30-22: \$160,000

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	21	25	25	Interest For FY 2022/2023
NAV Tax Collection	461,364	459,719	462,406	2023 P & I Payments Less Earned Interest
Total Revenues	\$ 461,385	\$ 459,744	\$ 462,431	
EXPENDITURES				
Principal Payments	295,000	305,000	320,000	Principal Payment Due In 2023
Interest Payments	172,375	154,744	142,431	Interest Payments Due In 2023
Total Expenditures	\$ 467,375	\$ 459,744	\$ 462,431	
Excess/ (Shortfall)	\$ (5,990)	\$ -	\$ -	

Series 2014 Bond Refunding Information

Original Par Amount =	\$5,940,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.940%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2014		
Maturity Date =	May 2029		

Par Amount As Of 1-1-22 = \$4,080,000

Principal Amount Due In May 2029: \$1,665,000

Palm Beach Plantation Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
O & M For Lot Size 45	\$ 124.11	\$ 213.25	\$ 206.46	\$ 206.46	\$ 201.03
<u>Debt For Lot Size 45</u>	<u>\$ 886.60</u>	<u>\$ 757.78</u>	<u>\$ 763.65</u>	<u>\$ 760.94</u>	<u>\$ 765.43</u>
Total	\$ 1,010.71	\$ 971.03	\$ 970.11	\$ 967.40	\$ 966.46
O & M For Lot Size 65+70	\$ 124.11	\$ 213.25	\$ 206.46	\$ 206.46	\$ 201.03
<u>Debt For Lot Size 65+70</u>	<u>\$ 987.38</u>	<u>\$ 841.65</u>	<u>\$ 848.17</u>	<u>\$ 845.15</u>	<u>\$ 850.14</u>
Total	\$ 1,111.49	\$ 1,054.90	\$ 1,054.63	\$ 1,051.61	\$ 1,051.17

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

45 Foot Lots 326

65/70 Foot Lots 274

Total Units 600

45 Foot Lots Information

Total Units 326

Prepayments 1

Billed For Debt 325