



**PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MARCH 18, 2026
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
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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 18, 2026
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. September 17, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 5
 - 2. Discussion Regarding Fountain Repair
 - 3. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 12
 - 4. Discussion Regarding Next Lake Bank Erosion Project
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Palm Beach Plantation Cdd
Palm Beach Plantation Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 10/03/2025
WPB palmbeachpost.com 10/03/2025

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 10/03/2025

Legal Clerk

Notary, State of WI, County of Brown

9-3-29

My commission expires

Publication Cost:	\$246.11	
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PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 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 2025/2026 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 15, 2025
- November 19, 2025
- December 17, 2025
- January 21, 2026
- February 18, 2026
- March 18, 2026
- April 15, 2026
- May 20, 2026
- June 17, 2026
- July 15, 2026
- August 19, 2026
- September 16, 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 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 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 (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
10/3/25 #11699491

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 17, 2025

A. CALL TO ORDER

District Manager Michael McElligott called to order the Regular Board Meeting of the Palm Beach Plantation Community Development District on September 17, 2025, at 4:00 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 September 30, 2024, as legally required.

C. ESTABLISH A QUORUM

Present and constituting a quorum were Richard Feltz, Bob Vey, Rebecca Delgado, and Peter Holbrook.

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

D. ADDITIONS OR DELETIONS TO THE 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 for items not on the agenda.

F. APPROVAL OF MINUTES

1. May 21, 2025, Regular Board Meeting & Public Hearing

Mr. McElligott presented the minutes of the May 21, 2025, Regular Board Meeting & Public Hearing and asked if there were any changes or corrections. Mrs. Delgado pointed out that under section "H" the word business is misspelled. A **motion** was made by Mr. Vey, seconded by Mrs. Delgado that the minutes of the May 21, 2025, Regular Board Meeting & Public Hearing be approved, as amended. That **motion** passed **unanimously**.

G. OLD BUSINESS

There was no old business.

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 17, 2025

H. NEW BUSINESS

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

Mr. McElligott presented Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION 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.

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 and Mr. McElligott answered any questions.

A **motion** was then made by Mr. Vey, seconded by Mr. Holbrook to approve Resolution no. 2025-05 as presented. That **motion** passed **unanimously**.

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

Mr. McElligott presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SERVABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott explained that due to a new statutory requirement, the Board adopted Goals & Objectives & Performance Measures last year and now, annually, we will

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 17, 2025

review how we did with them. Mr. McElligott pointed to the annual report in the meeting materials and stated that the District achieved all of its goals and objectives over the last year.

After a brief discussion among the Board, there was a **motion** by Mr. Vey, seconded by Mr. Holbrook, to approve resolution No. 2025-06 – Adopting Goals & Objectives Annual Report as presented. The **motion** carried **4-0**.

3. Memo 2023 Legislative Update

Mr. Cochran pointed the Board to the memo in the meeting materials. He went over any items that might affect CDD's like Palm Beach Plantation CDD. There was a brief discussion, but there was no action required.

I ADMINISTRATIVE MATTERS

1. Legislative Update Memo - BCLMR

Mr. Pawelczyk presented the Legislative Update Memo in the meeting book and went over the items for the Board and answered any questions. There was no further action required.

J. BOARD MEMBER COMMENTS

Mr. Holbrook asked about the lake erosion projects the District has done and will do. Mr. McElligott went over the history and the plans for going forward and the process the Board has used.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Vey, seconded by Mr. Holbrook to adjourn the Regular Board Meeting at 4:30 p.m. That **motion** passed **unanimously**.

Secretary/Asst. Secretary

Chair/Vice Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION 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 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 20, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 18th day of March, 2026.

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 2026/2027
October 1, 2026 - September 30, 2027**

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

PROPOSED BUDGET
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O & M Assessments	166,915
Debt Assessments	474,421
Other Revenues	0
Interest Income	1,500
TOTAL REVENUES	\$ 642,836
Discounts For Early Payments	(25,636)
TOTAL NET REVENUES	\$ 617,200
EXPENDITURES	
Supervisor Fees	7,000
Payroll Taxes	560
Maintenance	6,000
Engineering/Inspections	10,000
Management	40,296
Secretarial	4,200
Legal	8,500
Assessment Roll	3,000
Audit Fees	3,700
Arbitrage Calculation Report Fee	650
Insurance	8,100
Legal Advertisements	1,400
Miscellaneous	800
Postage	250
Office Supplies	575
Dues & Subscriptions	175
Trustee Fees	4,100
Website Management	1,250
Reserve/Contingency	53,700
County Appraiser & Tax Collector Fee	7,500
TOTAL EXPENDITURES	\$ 161,756
REVENUES LESS EXPENDITURES	\$ 455,444
Bond Payments	(455,444)
EXCESS/ (SHORTFALL)	\$ -

Notes

Fund Balance As Of 9-30-25: \$45,000 Plus Reserve/Contingency \$183,465

Estimated Fund Balance As Of 9-30-26: \$45,000 Plus Reserve/Contingency (Estimated At \$236,765)

DETAILED PROPOSED BUDGET
PALM BEACH PLANTATION 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	164,219	166,902	166,915	Expenditures Less Interest/.96
Debt Assessments	479,906	476,193	474,421	Bond Payments/.96
Other Revenues	0	0	0	
Interest Income	8,430	1,200	1,500	Projected At \$125 Per Month
TOTAL REVENUES	\$ 652,555	\$ 644,295	\$ 642,836	
Discounts For Early Payments	(24,087)	(25,725)	(25,636)	Four Percent Of Total Assessment Roll
TOTAL NET REVENUES	\$ 628,468	\$ 618,570	\$ 617,200	
EXPENDITURES				
Supervisor Fees	5,400	7,000	7,000	Supervisor Fees
Payroll Taxes	290	560	560	Projected At 8 Percent Of Supervisor Fees
Maintenance	0	7,500	6,000	\$1,500 Decrease From 2025/2026 Budget
Engineering/Inspections	0	10,000	10,000	No Change From 2025/2026 Budget
Management	38,136	39,240	40,296	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	7,903	8,500	8,500	No Change From 2025/2026 Budget
Assessment Roll	3,000	3,000	3,000	No Change From 2025/2026 Budget
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Arbitrage Calculation Report Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	7,202	7,700	8,100	Fiscal Year 2025/2026 Expenditure Was For \$7,634
Legal Advertisements	414	1,500	1,400	\$100 Decrease From 2025/2026 Budget
Miscellaneous	490	800	800	No Change From 2025/2026 Budget
Postage	50	250	250	No Change From 2025/2026 Budget
Office Supplies	182	600	575	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	4,080	4,100	4,100	No Change From 2025/2026 Budget
Website Management	1,250	1,250	1,250	No Change From 2025/2026 Budget
Reserve/Contingency	0	53,300	53,700	Reserve/Contingency
County Appraiser & Tax Collector Fee	3,446	7,500	7,500	County Appraiser & Tax Collector Fee
TOTAL EXPENDITURES	\$ 80,368	\$ 161,425	\$ 161,756	
REVENUES LESS EXPENDITURES	\$ 548,100	\$ 457,145	\$ 455,444	
Bond Payments	(460,535)	(457,145)	(455,444)	2027 P & I Payments Less Earned Interest
EXCESS/ (SHORTFALL)	\$ 87,565	\$ -	\$ -	

Notes

Fund Balance As Of 9-30-25: \$45,000 Plus Reserve/Contingency \$183,465

Estimated Fund Balance As Of 9-30-26: \$45,000 Plus Reserve/Contingency (Estimated At \$236,765)

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
PALM BEACH PLANTATION 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	13,003	1,000	1,600	Interest For FY 2026/2027
NAV Tax Collection	460,535	457,145	455,444	2027 P & I Payments Less Earned Interest
Prepaid Bond Collection	4,925	0	0	
Total Revenues	\$ 478,463	\$ 458,145	\$ 457,044	
EXPENDITURES				
Principal Payments	345,000	355,000	370,000	Principal Payment Due In 2027
Interest Payments	122,731	103,145	87,044	Interest Payments Due In 2027
Total Expenditures	\$ 467,731	\$ 458,145	\$ 457,044	
Excess/ (Shortfall)	\$ 10,732	\$ -	\$ -	

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 1-1-26 = \$2,745,000

Principal Amount Due In May 2029: \$1,630,000 (\$405,000 - Regular Payment & \$1,225,000 - Balloon Payment)

Palm Beach Plantation Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M For Lot Size 45	\$ 201.03	\$ 278.21	\$ 272.79	\$ 278.18	\$ 278.20
Debt For Lot Size 45	\$ 765.43	\$ 760.62	\$ 762.30	\$ 756.68	\$ 756.20
Total	\$ 966.46	\$ 1,038.83	\$ 1,035.09	\$ 1,034.86	\$ 1,034.40
O & M For Lot Size 65+70	\$ 201.03	\$ 278.21	\$ 272.79	\$ 278.18	\$ 278.20
Debt For Lot Size 65+70	\$ 850.14	\$ 847.89	\$ 852.87	\$ 846.60	\$ 846.57
Total	\$ 1,051.17	\$ 1,126.10	\$ 1,125.66	\$ 1,124.78	\$ 1,124.77

* Assessments Include the Following :

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

One New 45 Prepayer in 25/26 For The 26/27 Roll.

Now 5 Prepayers (3 65/70's and 2 45's)

Community Information:	
45 Foot Lots	326
<u>65/70 Foot Lots</u>	<u>274</u>
Total Units	600

45 Foot Lots Information	
Total Units	326
<u>Prepayments</u>	<u>2</u>
Billed For Debt	324

65/70 Foot Lots Information	
Total Units	274
<u>Prepayments</u>	<u>3</u>
Billed For Debt	271

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February 2, 2026

VIA E-MAIL ONLY – MMcElligott@sdsinc.org

Mr. Michael McElligott
District Manager
Special District Services
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
Palm Beach Plantation Community Development District
Our File: 576.03499**

Dear Michael:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

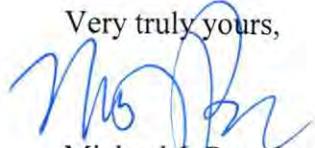
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Michael McElligott
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)