



**WYNDAM PARK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
OCTOBER 2, 2017  
7:00 P.M.**

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

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

561.630.4922 Telephone  
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**AGENDA**  
**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT**  
FAU/Pine Jog Environmental Education Center, Classroom 103  
6301 Summit Boulevard  
West Palm Beach, Florida 33415  
**REGULAR BOARD MEETING**  
October 2, 2017  
7:00 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. June 5, 2017 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Meeting Schedule....Page 5
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

**Palm Beach Post, The**  
Sept. 20, 2017  
Miscellaneous Notices

WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Wyndam Park Community Development District will hold Regular Meetings in a classroom at the FAU/Pine Jog Environmental Education Center located at 6301 Summit Boulevard, West Palm Beach, Florida 33415, at 7:00 p.m. on the following dates: October 2, 2017 November 6, 2017 December 4, 2017 January 1, 2018 February 5, 2018 March 5, 2018 April 2, 2018 May 7, 2018 June 4, 2018 July 2, 2018 August 6, 2018 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 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 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. WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT [www.wyndamparkcdd.org](http://www.wyndamparkcdd.org) 9-20/2017

WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 5, 2017

**A. CALL TO ORDER**

District Manager Jason Pierman called the June 5, 2017, Regular Board Meeting of the Wyndam Park Community Development District to order at 7:20 p.m. at the FAU/Pine Jog Environmental Education Center located at 6301 Summit Boulevard, West Palm Beach, Florida 33415.

**B. PROOF OF PUBLICATION**

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 19, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Pierman then determined that the attendance of Chairman Steve Morrow, Vice Chairman Rampersaud Ramsamujh and Supervisor Audric George constituted a quorum and it was in order to proceed with the meeting

Also in attendance were District Manager Jason Pierman 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**

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. March 6, 2017, Regular Board Meeting**

Mr. Pierman presented the minutes of the March 6, 2017, Regular Board Meeting. A **motion** was made by Mr. George, seconded by Mr. Morrow and passed unanimously approving the minutes of the March 6, 2017, Regular Board Meeting, as presented.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

**G. PUBLIC HEARING**

**1. Proof of Publication**

Mr. Pierman presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on May 16, 2017, and May 23, 2017, as legally required.

WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 5, 2017

**2. Receive Public Comment on Fiscal Year 2017/2018 Final Budget**

There were no public comments on the Fiscal Year 2017/2018 Final Budget.

**3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Final Budget**

Mr. Pierman presented Resolution No. 2017-03, entitled:

**RESOLUTION NO. 2017-03**

**A RESOLUTION OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2017/2018 BUDGET.**

A **motion** was made by Mr. Ramsamujh, seconded by Mr. Morrow and passed unanimously to adopt Resolution No. 2017-03, as presented.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

**H. OLD BUSINESS**

There were no Old Business items to come before the Board.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Meeting Schedule**

Mr. Pierman presented Resolution No. 2017-04, entitled:

**RESOLUTION NO. 2017-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramsamujh, seconded by Mr. George and passed unanimously to adopt Resolution No. 2017-04, as presented.

**J. ADMINISTRATIVE MATTERS**

WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 5, 2017

Mr. Pierman reminded the Board to submit their Form 1, Statement of Financial Interests, before the July 1<sup>st</sup> deadline.

**K. BOARD MEMBER COMMENTS**

Mr. Pierman noted that the next meeting would likely be held on October 2<sup>nd</sup>.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Morrow, seconded by Mr. George and unanimously passed to adjourn the Regular Board Meeting at 7:30 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION NO. 2017-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Wyndam Park Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant 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 2<sup>nd</sup> day of October, 2017.

**ATTEST:**

**WYNDAM PARK  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Wyndam Park  
Community Development District

**Amended Final Budget For  
Fiscal Year 2016/2017  
October 1, 2016 - September 30, 2017**



# CONTENTS

- I      **AMENDED FINAL OPERATING FUND BUDGET**
- II     **AMENDED FINAL DEBT SERVICE FUND BUDGET**

**AMENDED FINAL BUDGET**  
**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	<b>FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17</b>	<b>AMENDED FINAL BUDGET 10/1/16 - 9/30/17</b>	<b>YEAR TO DATE ACTUAL 10/1/16 - 8/31/17</b>
<b>REVENUES</b>			
O & M Assessments	74,691	74,744	74,744
Debt Assessments	181,057	181,169	181,169
Other Revenues	0	0	0
Interest Income	60	192	192
<b>TOTAL REVENUES</b>	<b>\$ 255,808</b>	<b>\$ 256,105</b>	<b>\$ 256,105</b>
<b>EXPENDITURES</b>			
Supervisor Fees	4,000	1,800	1,800
Payroll Taxes (Employer)	320	138	138
Engineering/Inspections	2,000	1,000	0
Management	26,304	25,108	23,025
Secretarial	4,200	350	350
Legal	7,000	7,000	5,108
Assessment Roll	6,000	6,000	0
Audit Fees	3,400	3,400	3,400
Insurance	6,000	5,778	5,778
Legal Advertisements	1,500	1,000	468
Miscellaneous	800	600	270
Postage	275	65	53
Office Supplies	450	225	186
Dues & Subscriptions	175	175	175
Trustee Fee	3,800	3,225	3,225
Continuing Disclosure Fee	500	500	0
Website Management	1,000	83	83
Reserve	2,545	2,545	0
<b>TOTAL EXPENDITURES</b>	<b>\$ 70,269</b>	<b>\$ 58,992</b>	<b>\$ 44,059</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 185,539</b>	<b>\$ 197,113</b>	<b>\$ 212,046</b>
Bond Payments	(170,194)	(172,194)	(172,194)
<b>BALANCE</b>	<b>\$ 15,345</b>	<b>\$ 24,919</b>	<b>\$ 39,852</b>
County Appraiser & Tax Collector Fee	(5,115)	(2,994)	(2,994)
Discounts For Early Payments	(10,230)	(9,684)	(9,684)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 12,241</b>	<b>\$ 27,174</b>
Carryover From Prior Year	0	0	-
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 12,241</b>	<b>\$ 27,174</b>

FUND BALANCE AS OF 9/30/16	\$70,482
FY 2016/2017 ACTIVITY	\$12,241
FUND BALANCE AS OF 9/30/17	\$82,723

**AMENDED FINAL BUDGET**  
**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	<b>FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17</b>	<b>AMENDED FINAL BUDGET 10/1/16 - 9/30/17</b>	<b>YEAR TO DATE ACTUAL 10/1/16 - 8/31/17</b>
<b>REVENUES</b>			
Interest Income	25	390	379
NAV Tax Collection	170,194	172,194	172,194
<b>Total Revenues</b>	<b>\$ 170,219</b>	<b>\$ 172,584</b>	<b>\$ 172,573</b>
<b>EXPENDITURES</b>			
Principal Payments	90,000	90,000	90,000
Interest Payments	80,219	81,175	81,175
<b>Total Expenditures</b>	<b>\$ 170,219</b>	<b>\$ 171,175</b>	<b>\$ 171,175</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 1,409</b>	<b>\$ 1,398</b>

FUND BALANCE AS OF 9/30/16	\$137,327
FY 2016/2017 ACTIVITY	\$1,409
FUND BALANCE AS OF 9/30/17	\$138,736

Notes

Reserve Fund Balance = \$86,753\*. Revenue Fund Balance = \$49,401\*

Revenue Fund Balance To Be Used To Make 11/1/2017 Interest Payment Of \$39,631.

\* Approximate Amounts

**2013 Bond Refunding**

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Original Par Amount =	\$2,455,000
Interest Rate =	1.25% - 3.875%
Issue Date =	April 2013
Maturity Date =	May 2034
Par Amount As Of 9-30-17 =	\$2,105,000