



**WYNDAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 4, 2024
7:00 P.M.**

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

www.wyndamparkcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FAU/Pine Jog Environmental Education Center
6301 Summit Boulevard
West Palm Beach, Florida 33415
REGULAR BOARD MEETING
November 4, 2024
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. August 5, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 4
- I. Administrative Matters
- J. Board Members 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

WyndamPark CommDevDist
Wyndam Park Comm Dev Dist
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 Govt 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:

09/24/2024

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 09/24/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$267.74

Tax Amount: \$0.00

Payment Cost: \$267.74

Order No: 10583476

Customer No: 730563

PO #: Fiscal Year 2024/202

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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 33413, at 7:00 p.m. on the following dates:

October 7, 2024
November 4, 2024
December 9, 2024
January 6, 2025
February 3, 2025
March 3, 2025
April 7, 2025
May 5, 2025
June 9, 2025
July 7, 2025
August 4, 2025

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 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 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
No.10583476

Sept. 24, 2024

NANCY HEYRMAN
Notary Public
State of Wisconsin

**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 5, 2024**

A. CALL TO ORDER

District Manager Jason Pierman called the August 5, 2024, Regular Board Meeting of the Wyndam Park Community Development District (the “District”) to order at 7:04 p.m. at the FAU/Pine Jog Environmental Education Center 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 25, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman then determined that the attendance of Chairperson Ronel Blaise, Vice Chairman Rampersaud Ramsamujh and Supervisors Karel Pollard, Courtney Campbell and Evonce Barrett 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. February 5, 2024, Regular Board Meeting**
- 2. June 3, 2024, Regular Board Meeting**

Mr. Pierman explained that the February 5, 2024, meeting minutes had not been previously approved.

A **motion** was made by Mr. Pollard, seconded by Mr. Barrett and unanimously passed approving both the February 5, 2024, and June 3, 2024, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

- 1. Consider Resolution No. 2024-04 – Adopting Goals and Objectives**

Resolution No. 2024-04 was presented, entitled:

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Campbell, seconded by Mr. Blaise and passed unanimously adopting Resolution No. 2024-03, as presented.

I. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the next meeting was scheduled for November 4, 2024.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Pollard, seconded by Mr. Barrett and unanimously passed adjourning the Regular Board Meeting at 7:13 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 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 2023/2024 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 4th day of November, 2024.

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 2023/2024
October 1, 2023 - September 30, 2024**

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AMENDED FINAL BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
O & M Assessments	72,970	73,219	73,219
Debt Assessments	179,368	179,417	179,417
Other Revenues	0	0	0
Interest Income	300	8,200	8,179
TOTAL REVENUES	\$ 252,638	\$ 260,836	\$ 260,815
EXPENDITURES			
Supervisor Fees	4,000	4,800	4,800
Payroll Taxes (Employer)	320	367	367
Engineering/Inspections	2,000	3,000	2,023
Management	27,996	27,996	27,996
Legal	7,000	8,500	7,220
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,700	3,400	3,400
Insurance	6,500	6,594	6,594
Legal Advertisements	1,400	1,400	589
Miscellaneous	625	625	424
Postage	150	70	63
Office Supplies	325	470	440
Dues & Subscriptions	175	175	175
Trustee Fee	3,800	3,548	3,548
Continuing Disclosure Fee	350	350	350
Website Management	200	200	200
Reserve	4,350	4,350	650
TOTAL EXPENDITURES	\$ 68,891	\$ 71,845	\$ 64,839
REVENUES LESS EXPENDITURES	\$ 183,747	\$ 188,991	\$ 195,976
Bond Payments	(168,606)	(170,871)	(170,871)
BALANCE	\$ 15,141	\$ 18,120	\$ 25,105
County Appraiser & Tax Collector Fee	(5,047)	(2,983)	(2,983)
Discounts For Early Payments	(10,094)	(9,606)	(9,606)
EXCESS/ (SHORTFALL)	\$ -	\$ 5,531	\$ 12,516
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 5,531	\$ 12,516

FUND BALANCE AS OF 9/30/23
FY 2023/2024 ACTIVITY
FUND BALANCE AS OF 9/30/24

\$161,399
\$5,531
\$166,930

AMENDED FINAL BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	200	9,761	9,761
NAV Tax Collection	168,606	170,871	170,871
Total Revenues	\$ 168,806	\$ 180,632	\$ 180,632
EXPENDITURES			
Principal Payments	110,000	110,000	110,000
Interest Payments	58,806	60,800	60,800
Total Expenditures	\$ 168,806	\$ 170,800	\$ 170,800
Excess/ (Shortfall)	\$ -	\$ 9,832	\$ 9,832

FUND BALANCE AS OF 9/30/23
FY 2023/2024 ACTIVITY
FUND BALANCE AS OF 9/30/24

\$157,338
\$9,832
\$167,170

Notes

Reserve Fund Balance = \$86,753*. Revenue Fund Balance = \$80,417*

Revenue Fund Balance To Be Used To Make 11/1/2024 Interest Payment Of \$28,406.

* Approximate Amounts

2013 Bond Refunding

Original Par Amount =	\$2,455,000
Interest Rate =	1.25% - 4.125%
Issue Date =	April 2013
Maturity Date =	May 2034
Par Amount As Of 9/30/24 =	\$1,395,000