



**WYNDAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 2, 2026
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 2, 2026
7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Board Member Resignation – Evonce Barrett
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. August 3, 2026 Regular Board Meeting & Public Hearing Minutes.....Page 2
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2026-04 – Goals and Objectives Annual Report.....Page 5
 - 2. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2025/2026 Amended Budget.....Page 8
 - 3. Consider Approval of Audit Renewal.....Page 13
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

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AFFIDAVIT OF PUBLICATION

Wyndam Park Comm Dev Dist
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 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 09/25/2026
WPB palmbeachpost.com 09/25/2026

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 09/25/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$239.93

Tax Amount: \$0.00

Payment Cost: \$239.93

Order No: 12648813

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VICKY FELTY
Notary Public
State of Wisconsin

WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 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 5, 2026

November 2, 2026

December 7, 2026

January 4, 2027

February 1, 2027

March 1, 2027

April 5, 2027

May 3, 2027

June 7, 2027

July 12, 2027

August 2, 2027

September 13, 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 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.wyndamparkedd.org
September 25, 2026 12648813

**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 3, 2026**

A. CALL TO ORDER

District Manager Sylvia Bethel called the August 3, 2026, Regular Board Meeting of the Wyndam Park Community Development District (the “District”) to order at 7:17 p.m. at the FAU/Pine Jog Environmental Education Center at 6301 Summit Boulevard, West Palm Beach, Florida 33415.

B. PROOF OF PUBLICATION

Ms. Bethel presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on July 14, 2026, and July 21, 2026, as legally required.

C. ESTABLISH A QUORUM

Ms. Bethel then determined that the attendance of Chairperson Ronel Blaise and Supervisors Karel Pollard, Courtney Campbell and Evonce Barrett (via telephone) constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were District Manager Sylvia Bethel of Special District Services, Inc.; and District Counsel Scott Cochran of Billing, Cochran, 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. April 6, 2026, Regular Board Meeting

Ms. Bethel presented the minutes of the April 6, 2026, Regular Board Meeting for consideration.

A **motion** was made by Mr. Pollard, seconded by Mr. Campbell and unanimously passed approving the April 6, 2026, Regular Board Meeting minutes, as presented.

Ms. Bethel then recessed the Regular Board Meeting and opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Ms. Bethel presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on July 14, 2026, and July 21, 2026, as legally required.

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

There was no public comment on the Fiscal Year 2026/2027 Final Budget.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-02 was presented, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

A **motion** was made by Mr. Campbell, seconded by Mr. Pollard and passed unanimously adopting Resolution No. 2026-02, as presented.

Ms. Bethel 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. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-03 was presented, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Blaise, seconded by Mr. Pollard and unanimously passed adopting Resolution No. 2026-03, as presented.

2. 2026 Legislative Memo

Mr. Cochran updated the Board on the legislative memo.

J. ADMINISTRATIVE MATTERS

Mr. Cochran reminded the Board to complete their 4 hours of ethic training by December 31, 2026.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Blaise, seconded by Mr. Campbell and unanimously passed adjourning the Regular Board Meeting at 7:31 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wyndam Park Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-04 on August 5, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of November, 2026.

ATTEST:

**WYNDAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 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 2025/2026 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 2nd day of November, 2026.

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 2025/2026
October 1, 2025 - September 30, 2026**

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- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
O & M Assessments	72,491	72,628	72,628
Debt Assessments	179,847	179,894	179,894
Other Revenues	0	0	0
Interest Income	960	6,000	5,939
TOTAL REVENUES	\$ 253,298	\$ 258,522	\$ 258,461
EXPENDITURES			
Supervisor Fees	6,000	3,800	3,800
Payroll Taxes (Employer)	480	291	291
Engineering/Inspections	2,000	3,800	3,323
Management	29,652	29,652	29,652
Legal	8,000	6,760	6,760
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,600	3,600	3,600
Insurance	7,300	7,269	7,269
Legal Advertisements	1,350	1,350	840
Miscellaneous	600	500	242
Postage	100	35	27
Office Supplies	350	275	246
Dues & Subscriptions	175	175	175
Trustee Fee	3,700	3,816	3,816
Continuing Disclosure Fee	350	350	350
Website Management	200	200	200
Reserve	0	0	0
TOTAL EXPENDITURES	\$ 69,857	\$ 67,873	\$ 66,591
REVENUES LESS EXPENDITURES	\$ 183,441	\$ 190,649	\$ 191,870
Bond Payments	(169,056)	(171,353)	(171,353)
BALANCE	\$ 14,385	\$ 19,296	\$ 20,517
County Appraiser & Tax Collector Fee	(5,047)	(2,991)	(2,991)
Discounts For Early Payments	(10,094)	(9,561)	(9,561)
EXCESS/ (SHORTFALL)	\$ (756)	\$ 6,744	\$ 7,965
Carryover From Prior Year	756	756	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 7,500	\$ 7,965

FUND BALANCE AS OF 9/30/25	\$190,250
FY 2025/2026 ACTIVITY	\$6,744
FUND BALANCE AS OF 9/30/26	\$196,994

Notes

Carryover From Prior Year Of \$756 was used to reduce Fiscal Year 2025/2026 Assessments

Carryover From Prior Year Of \$3,183 to be used to reduce Fiscal Year 2026/2027 Assessments.

AMENDED FINAL BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Interest Income	1,120	6,350	6,263
NAV Tax Collection	169,056	171,353	171,353
Total Revenues	\$ 170,176	\$ 177,703	\$ 177,616
EXPENDITURES			
Principal Payments	120,000	120,000	120,000
Interest Payments	50,176	52,500	52,500
Total Expenditures	\$ 170,176	\$ 172,500	\$ 172,500
Excess/ (Shortfall)	\$ -	\$ 5,203	\$ 5,116

FUND BALANCE AS OF 9/30/25
FY 2025/2026 ACTIVITY
FUND BALANCE AS OF 9/30/26

\$174,493
\$5,203
\$179,696

Notes

Reserve Fund Balance = \$86,753*. Revenue Fund Balance = \$92,943*

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of \$23,295.

* 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 9/30/26 =	\$1,160,000

November 2, 2026

RE: Wyndam Park Community Development District Auditor Renewal

At the August 7, 2023 Wyndam Park Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2023, 9-30-2024 and 9-30-2025 year end audits of the District with an option to perform the 9-30-2026 and 9-30-27 audits.

The fees for the 9-30-2023 audit were \$3,400. The fees for the 9-30-2024 audit were \$3,500. And the fees for the 9-30-2025 audit were \$3,600. The proposed fee for the 9-30-2026 audit is \$3,700, which is more than the budgeted amount for audit fees for Fiscal Year 2025/2026. And the proposed fee for the 9-30-2027 audit is \$3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2026 and 9-30-2027 audits for Grau & Associates.

Special District Services, Inc.