



**WYNDAM PARK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
APRIL 4, 2022  
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  
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**  
April 4, 2022  
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. November 1, 2021 Regular Board Meeting Minutes.....Page 3
- G. Old Business
- 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

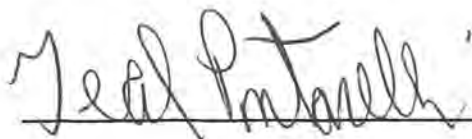
## PUBLIC NOTICE

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 09/24/2021 and last date of Publication 09/24/2021. 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.

WYNDAM PARK COMM DEV DIST  
2501 BURNS RD  
STE A  
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000660680
Ad Cost:	\$264.88
Paid:	\$0.00
Balance Due:	\$264.88

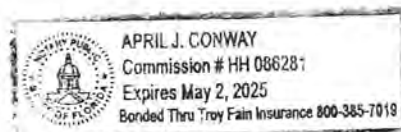
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 24th day of September, 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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Ad Cost:	\$264.88
Paid:	\$0.00
Balance Due:	\$264.88

**WYNDAM PARK COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2021/2022  
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 4, 2021  
November 1, 2021  
December 6, 2021  
January 3, 2022  
February 7, 2022  
March 7, 2022  
April 4, 2022  
May 2, 2022  
June 6, 2022  
July 11, 2022  
August 8, 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 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)  
9-24-2021

0000660680-01

**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 1, 2021**

**A. CALL TO ORDER**

District Manager Jason Pierman called the November 1, 2021, Regular Board Meeting of the Wyndam Park Community Development District (the “District”) to order at 7:00 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 24,, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

**C. CONSIDER RESIGNATION AND APPOINTMENT TO BOARD VACANCY**

Mr. Pierman presented Mr. George’s resignation letter.

A **motion** was made by Mr. Pollard, seconded by Mr. Morrow, and unanimously passed accepting Mr. George’s resignation.

A **motion** was then made by Mr. Pollard, seconded by Mr. Morrow, and unanimously passed appointing Ronel Blaise to the unexpired Seat # 3.

Mr. Pierman, Notary Public in the State of Florida, administered the Oath of Office to Mr. Blaise, and explained his duties as a Board Member.

**D. ESTABLISH A QUORUM**

Mr. Pierman then determined that the attendance of Chairman Steve Morrow, Vice Chairman Rampersaud Ramsamujh and Supervisors Karel Pollard and Ronel Blaise 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.

**E. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**G. APPROVAL OF MINUTES**

**1. June 7, 2021, Public Hearing & Regular Board Meeting**

Mr. Pierman presented the minutes of the June 7, 2021, Public Hearing & Regular Board Meeting.

A **motion** was made by Ms. Pollard, seconded by Mr. Morrow and passed unanimously approving the minutes of the June 7, 2021, Public Hearing & Regular Board Meeting, as presented.

## **H. OLD BUSINESS**

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

## **I. NEW BUSINESS**

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

Resolution No. 2021-05 was presented, entitled:

#### **RESOLUTION NO. 2021-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK 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.**

A **motion** was made by Mr. Ramsamujh, seconded by Mr. Morrow and passed unanimously adopting Resolution No. 2021-05, as presented.

### **2. Consider Audit Renewal – Grau & Associates**

A **motion** was made by Ms. Pollard, seconded by Mr. Morrow and passed unanimously approving the audit renewal with Grau & Associates, as presented.

## **J. ADMINISTRATIVE MATTERS**

Mr. Pierman noted that the next meeting would likely be held on April 4, 2022.

## **K. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

## **L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Morrow, seconded by Ms. Pollard and unanimously passed to adjourn the Regular Board Meeting at 7:09 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
WYNDAM PARK 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 Wyndam Park 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 WYNDAM PARK 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 June 6, 2022 at 7:00 p.m. at FAU/Pine Jog Environmental Education Center, 6301 Summit Boulevard, Palm Beach, FL 33415 for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 4<sup>th</sup> day of April, 2022.

**ATTEST:**

**WYNDAM PARK  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairman/Vice Chairman



# Wyndam Park Community Development District

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

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- IV      ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	74,010
Debt Assessments	178,328
Other Revenues	0
Interest Income	180
<b>TOTAL REVENUES</b>	<b>\$ 252,518</b>
<b>EXPENDITURES</b>	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,000
Management	27,192
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	6,000
Legal Advertisements	1,400
Miscellaneous	650
Postage	175
Office Supplies	325
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
Website Management	200
Reserve	6,762
<b>TOTAL EXPENDITURES</b>	<b>\$ 69,749</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 182,769</b>
Bond Payments	(167,628)
<b>BALANCE</b>	<b>\$ 15,141</b>
County Appraiser & Tax Collector Fee	(5,047)
Discounts For Early Payments	(10,094)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**WYNDAM PARK 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
<b>REVENUES</b>				
O & M Assessments	72,170	70,187	74,010	Expenditures Less Interest & Carryover/.94
Debt Assessments	180,268	182,151	178,328	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	177	180	180	Interest Projected At \$15 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 252,615</b>	<b>\$ 252,518</b>	<b>\$ 252,518</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	2,800	4,000	4,000	No Change From 2021/2022 Budget
Payroll Taxes (Employer)	214	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	1,515	2,000	2,000	No Change From 2021/2022 Budget
Management	26,040	26,400	27,192	CPI Adjustment (Capped At 3%)
Legal	5,975	7,000	7,000	No Change From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2021/2022 Audit
Insurance	5,513	6,000	6,000	Insurance Estimate
Legal Advertisements	781	1,500	1,400	\$100 Decrease From 2021/2022 Budget
Miscellaneous	298	650	650	No Change From 2021/2022 Budget
Postage	51	175	175	No Change From 2021/2022 Budget
Office Supplies	166	350	325	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	3,547	3,600	3,600	No Change From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2021/2022 Budget
Website Management	200	200	200	No Change From 2021/2022 Budget
Reserve	0	3,935	6,762	Reserve
<b>TOTAL EXPENDITURES</b>	<b>\$ 57,025</b>	<b>\$ 66,155</b>	<b>\$ 69,749</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 195,590</b>	<b>\$ 186,363</b>	<b>\$ 182,769</b>	
Bond Payments	(171,616)	(171,222)	(167,628)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 23,974</b>	<b>\$ 15,141</b>	<b>\$ 15,141</b>	
County Appraiser & Tax Collector Fee	(1,711)	(5,047)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,705)	(10,094)	(10,094)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 12,558</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 12,558</b>	<b>\$ -</b>	<b>\$ -</b>	

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

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	10	25	10	Projected Interest For FY 2022/2023
NAV Tax Collection	171,616	171,222	167,628	2023 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 171,626</b>	<b>\$ 171,247</b>	<b>\$ 167,638</b>	
<b>EXPENDITURES</b>				
Principal Payments	100,000	105,000	105,000	Principal Payment Due In 2023
Interest Payments	71,269	66,247	62,638	Interest Payments Due In 2023
<b>Total Expenditures</b>	<b>\$ 171,269</b>	<b>\$ 171,247</b>	<b>\$ 167,638</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 357</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2013 Bond Refunding Information**

Original Par Amount =	\$2,455,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.25% - 4.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2013		
Maturity Date =	May 2034		
Par Amount As Of 1/1/22 =	\$1,715,000		

## Wyndam Park 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	\$ 171.58	\$ 200.81	\$ 211.53	\$ 205.83	\$ 217.04
<u>Debt</u>	<u>\$ 659.90</u>	<u>\$ 539.19</u>	<u>\$ 528.47</u>	<u>\$ 534.17</u>	<u>\$ 522.96</u>
Total	<b>\$ 831.48</b>	<b>\$ 740.00</b>	<b>\$ 740.00</b>	<b>\$ 740.00</b>	<b>\$ 740.00</b>

Adjusted for 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Notes: There are 341 units in the Wyndam Park Community Development District.