



**WYNDAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 7, 2022
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 7, 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. August 1, 2022 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 6
- 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

PROOF OF PUBLICATION

Special District Services, Inc.
Quantum Park Overlay Dependent District, Special District
Services, Inc.
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF FLORIDA, COUNTY OF PALM BEACH

The Palm Beach Post, a daily newspaper printed and published in the city of West Palm Beach and of general circulation in Palm Beach, Martin, Okeechobee and St Lucie Counties, Florida; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

09/23/2022

and that the fees charged are legal.
Sworn to and subscribed before on 09/23/2022

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$256.47

Order No: 7803151

Customer No: 730486

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

SARAH BERTELSEN
Notary Public
State of Wisconsin

WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 REGU- LAR 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 3, 2022
- November 7, 2022
- December 5, 2022
- January 9, 2023
- February 6, 2023
- March 6, 2023
- April 3, 2023
- May 1, 2023
- June 5, 2023
- July 10, 2023
- August 7, 2023

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 9/23/22

**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 1, 2022**

A. CALL TO ORDER

District Manager Jason Pierman called the August 1, 2022, 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 July 14, 2022, and July 21, 2022, as legally required.

C. CONSIDER RESIGNATION AND APPOINTMENT TO BOARD VACANCY

Ms. Bethel advised that Mr. Morrow had resigned from the Board, leaving a vacancy in Seat #1.

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

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

Ms. Bethel advised that there were two people that would like to be considered for a Board Supervisor position. Messrs. Campbell and Barrett would be filling Seat Nos. 1 and 2.

A **motion** was made by Mr. Pollard, seconded by Mr. Ramsamujh and unanimously passed appointing new Board Members, Mr. Campbell and Mr. Barrett to fill Seat Nos. 1 and 2.

There was a reorganization of the Board, as follows:

- CH: Courtney Campbell
- VC: Rampersaud Ramsamujh
- AS: Karel Pollard
- AS: Ronel Blaise
- AS: Evonce Barrett

A **motion** was made by Mr. Blaise, seconded by Mr. Pollard and unanimously passed approving the above reorganization of Board Members.

E. ESTABLISH A QUORUM

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

Also in attendance were District Managers Jason Pierman (by phone) and Sylvia Bethel of Special District Services, Inc.; and District Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

H. APPROVAL OF MINUTES

1. April 4, 2022, Regular Board Meeting

Ms. Bethel presented the minutes of the April 4, 2022, Regular Board Meeting.

A **motion** was made by Mr. Pollard, seconded by Ms. Campbell and passed unanimously approving the minutes of the April 4, 2022, Regular Board Meeting, as presented.

I. OLD BUSINESS

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

J. NEW BUSINESS

1. Consider Resolution No. 2022-02 – Resetting Public Hearing Date to Adopt a Fiscal Year 2022/2023 Final Budget

Resolution No. 2022-02 was presented, entitled:

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2022-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2022/2023 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Ms. Bethel advised that the public hearing had previously been cancelled due to not having a quorum therefore, the Public Hearing was rescheduled for tonight.

A **motion** was made by Mr. Ramsamujh seconded by Mr. Pollard and unanimously passed approving Resolution No. 2022-02 – Resetting Public Hearing Date to Adopt Fiscal Year 2022/2023 Final Budget for August 1, 2022.

2. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

Resolution No. 2022-03 was presented, entitled:

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Bethel directed the Board's attention to Page 7 of the meeting booklet and noted that July 10, 2023, was highlighted because of the Independence Day holiday.

A **motion** was made by Mr. Campbell seconded by Mr. Blaise and unanimously passed approving Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

K. 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 July 14, 2022, and July 21, 2022, as legally required.

2. Receive Public Comment on Fiscal Year 2022/2023 Final Budget

There was no public comment on the Fiscal Year 2022/2023 Final Budget.

3. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Final Budget

Resolution No. 2022-04 was presented, entitled:

RESOLUTION NO. 2022-04

A RESOLUTION OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.

Mr. Pierman advised that the budget was the same; there are no changes and the assessments are the same. Mr. Pierman advised, for the two newest Board Members, if they had any questions to please feel free to ask.

A **motion** was made by Mr. Ramsamujh seconded by Mr. Pollard and unanimously passed approving Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Final Budget, as presented.

L. ADMINISTRATIVE MATTERS

Mr. Pierman advised that the next meeting was scheduled for November 7, 2022.

M. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Ramsamujh, seconded by Mr. Blaise and unanimously passed adjourning the Regular Board Meeting at 7:12 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 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 2021/2022 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 7th day of November, 2022.

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 2021/2022
October 1, 2021 - September 30, 2022**

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 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

| | FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22 | AMENDED FINAL BUDGET 10/1/21 - 9/30/22 | YEAR TO DATE ACTUAL 10/1/21 - 9/29/22 |
|--------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| REVENUES | | | |
| O & M Assessments | 70,187 | 70,018 | 70,018 |
| Debt Assessments | 182,151 | 181,670 | 181,670 |
| Other Revenues | 0 | 0 | 0 |
| Interest Income | 180 | 195 | 188 |
| TOTAL REVENUES | \$ 252,518 | \$ 251,883 | \$ 251,876 |
| EXPENDITURES | | | |
| Supervisor Fees | 4,000 | 2,400 | 2,400 |
| Payroll Taxes (Employer) | 320 | 184 | 184 |
| Engineering/Inspections | 2,000 | 3,000 | 1,332 |
| Management | 26,400 | 26,400 | 26,400 |
| Legal | 7,000 | 6,500 | 5,375 |
| Assessment Roll | 6,000 | 6,000 | 6,000 |
| Audit Fees | 3,500 | 3,500 | 3,500 |
| Insurance | 6,000 | 5,706 | 5,706 |
| Legal Advertisements | 1,500 | 1,500 | 1,053 |
| Miscellaneous | 650 | 650 | 376 |
| Postage | 175 | 60 | 50 |
| Office Supplies | 350 | 290 | 260 |
| Dues & Subscriptions | 175 | 175 | 175 |
| Trustee Fee | 3,600 | 3,547 | 3,547 |
| Continuing Disclosure Fee | 350 | 350 | 350 |
| Website Management | 200 | 200 | 200 |
| Reserve | 3,935 | 2,500 | 0 |
| TOTAL EXPENDITURES | \$ 66,155 | \$ 62,962 | \$ 56,908 |
| REVENUES LESS EXPENDITURES | \$ 186,363 | \$ 188,921 | \$ 194,968 |
| Bond Payments | (171,222) | (172,986) | (172,986) |
| BALANCE | \$ 15,141 | \$ 15,935 | \$ 21,982 |
| County Appraiser & Tax Collector Fee | (5,047) | (2,968) | (2,968) |
| Discounts For Early Payments | (10,094) | (9,617) | (9,617) |
| EXCESS/ (SHORTFALL) | \$ - | \$ 3,350 | \$ 9,397 |
| Carryover From Prior Year | | 0 | - |
| NET EXCESS/ (SHORTFALL) | \$ - | \$ 3,350 | \$ 9,397 |

| |
|----------------------------|
| FUND BALANCE AS OF 9/30/21 |
| FY 2021/2022 ACTIVITY |
| FUND BALANCE AS OF 9/30/22 |

| |
|-----------|
| \$135,230 |
| \$3,350 |
| \$138,580 |

AMENDED FINAL BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

| | FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22 | AMENDED FINAL BUDGET 10/1/21 - 9/30/22 | YEAR TO DATE ACTUAL 10/1/21 - 9/29/22 |
|----------------------------|-------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| REVENUES | | | |
| Interest Income | 25 | 230 | 225 |
| NAV Tax Collection | 171,222 | 172,986 | 172,986 |
| Total Revenues | \$ 171,247 | \$ 173,216 | \$ 173,211 |
| | | | |
| EXPENDITURES | | | |
| Principal Payments | 105,000 | 105,000 | 105,000 |
| Interest Payments | 66,247 | 68,019 | 68,019 |
| Total Expenditures | \$ 171,247 | \$ 173,019 | \$ 173,019 |
| | | | |
| Excess/ (Shortfall) | \$ - | \$ 197 | \$ 192 |

| | |
|----------------------------|-----------|
| FUND BALANCE AS OF 9/30/21 | \$148,608 |
| FY 2021/2022 ACTIVITY | \$197 |
| FUND BALANCE AS OF 9/30/22 | \$148,805 |

Notes

Reserve Fund Balance = \$86,753*. Revenue Fund Balance = \$62,052*

Revenue Fund Balance To Be Used To Make 11/1/2022 Interest Payment Of \$32,238.

* 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 9/30/22 = | \$1,610,000 |