



**WYNDAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 6, 2023
7:00 P.M.**

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

www.wyndamparkedd.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 6, 2023
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 7, 2023 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2023-05 – Adopting a Fiscal Year 2022/2023 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

PROOF 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:

09/25/2023

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 09/25/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$237.93

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1

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NICOLE JACOBS
Notary Public
State of Wisconsin

WYNDAM PARK COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that
the Board of Supervisors of the
Wyndam Park Community Develop-
ment District will hold Regular
Meetings in a classroom at the
FAU/Pine Jog Environmen-
tal Education Center located at 6301
Summit Boulevard, West Palm
Beach, Florida 33415, at 7:00 p.m. on
the following dates:

- October 2, 2023
- November 6, 2023
- December 4, 2023
- January 8, 2024
- February 5, 2024
- March 4, 2024
- April 1, 2024
- May 6, 2024
- June 3, 2024
- July 1, 2024
- August 5, 2024

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
September 25, 2023 9301380

**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 7, 2023**

A. CALL TO ORDER

District Manager Jason Pierman called the August 7, 2023, Regular Board Meeting of the Wyndam Park Community Development District (the “District”) to order at 7:10 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 23, 2022, as part of the District’s Fiscal Year 2022/2023 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. June 5, 2023, Public Hearing & Regular Board Meeting

Mr. Pierman presented the minutes of the June 5, 2023, Public Hearing & Regular Board Meeting.

A **motion** was made by Mr. Pollard, seconded by Mr. Ramsamujh and passed unanimously approving the minutes of the June 5, 2023, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Discussion Regarding Required Ethics Training

Messrs. Pierman and Cochran explained that, beginning in 2024, Board Members would be required to complete four hours of State ethics training each year. More information regarding this item will be provided closer to the end of the year.

I. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Mr. Pierman explained that, at this time, it was in order for the Board to convene as the Auditor Selection Committee to review the results of the auditor selection criteria from the responding firms.

Mr. Pierman explained that only one firm, Grau and Associates, had responded, and presented their response.

A **motion** was made by Mr. Pollard, seconded by Mr. Blaise and unanimously passed ranking Grau and Associates as the number one respondent and recessing the Auditor Selection Committee and resuming the Regular Board Meeting:

Sitting as the Board, a **motion** was made by Mr. Ramsamujh, seconded by Mr. Campbell and unanimously passed accepting the recommendation of the Auditor Selection Committee and directing staff to enter into negotiations with Grau and Associates.

J. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the next meeting would be held on November 6, 2023.

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. Pollard and unanimously passed adjourning the Regular Board Meeting at 7:18 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 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 2022/2023 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 6th day of November, 2023.

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 2022/2023
October 1, 2022 - September 30, 2023**

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

AMENDED FINAL BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
O & M Assessments	74,010	74,402	74,402
Debt Assessments	178,328	178,991	178,991
Other Revenues	0	0	0
Interest Income	180	5,591	5,541
TOTAL REVENUES	\$ 252,518	\$ 258,984	\$ 258,934
EXPENDITURES			
Supervisor Fees	4,000	5,000	5,000
Payroll Taxes (Employer)	320	383	383
Engineering/Inspections	2,000	2,000	189
Management	27,192	27,192	27,192
Legal	7,000	7,260	7,260
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,600	3,600	3,600
Insurance	6,000	6,134	6,134
Legal Advertisements	1,400	1,100	661
Miscellaneous	650	500	395
Postage	175	90	75
Office Supplies	325	340	323
Dues & Subscriptions	175	175	175
Trustee Fee	3,600	3,548	3,548
Continuing Disclosure Fee	350	350	350
Website Management	200	200	200
Reserve	6,762	6,762	0
TOTAL EXPENDITURES	\$ 69,749	\$ 70,634	\$ 61,485
REVENUES LESS EXPENDITURES	\$ 182,769	\$ 188,350	\$ 197,449
Bond Payments	(167,628)	(170,456)	(170,456)
BALANCE	\$ 15,141	\$ 17,894	\$ 26,993
County Appraiser & Tax Collector Fee	(5,047)	(2,989)	(2,989)
Discounts For Early Payments	(10,094)	(9,661)	(9,661)
EXCESS/ (SHORTFALL)	\$ -	\$ 5,244	\$ 14,343
Carryover From Prior Year		0	-
NET EXCESS/ (SHORTFALL)	\$ -	\$ 5,244	\$ 14,343

FUND BALANCE AS OF 9/30/22
FY 2022/2023 ACTIVITY
FUND BALANCE AS OF 9/30/23

\$145,366
\$5,244
\$150,610

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

	FISCAL YEAR 2022/2023 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
REVENUES	10/1/22 - 9/30/23	10/1/22 - 9/30/23	10/1/22 - 9/29/23
Interest Income	10	6,754	6,654
NAV Tax Collection	167,628	170,456	170,456
Total Revenues	\$ 167,638	\$ 177,210	\$ 177,110
EXPENDITURES			
Principal Payments	105,000	105,000	105,000
Interest Payments	62,638	64,475	64,475
Total Expenditures	\$ 167,638	\$ 169,475	\$ 169,475
Excess/ (Shortfall)	\$ -	\$ 7,735	\$ 7,635

FUND BALANCE AS OF 9/30/22	\$149,050
FY 2022/2023 ACTIVITY	\$7,735
FUND BALANCE AS OF 9/30/23	\$156,785

Notes

Reserve Fund Balance = \$86,753*. Revenue Fund Balance = \$70,032*

Revenue Fund Balance To Be Used To Make 11/1/2023 Interest Payment Of \$30,400.

* 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 9/30/23 =	\$1,505,000