



**WYNDAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
FEBRUARY 3, 2025
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
February 3, 2025
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 4, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 4
 - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 11
- 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:

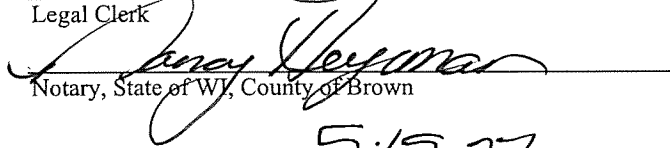
09/24/2024

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

5.15.27

My commission expires

Publication Cost: \$267.74
Tax Amount: \$0.00
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Order No: 10583476 # of Copies:
Customer No: 730563 1
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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 of 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
NOVEMBER 4, 2024**

A. CALL TO ORDER

District Manager Jason Pierman called the November 4, 2024, Regular Board Meeting of the Wyndam Park Community Development District (the “District”) to order at 7:03 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, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman then determined that the attendance of Chairperson Ronel Blaise (via phone), 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. August 5, 2024, Regular Board Meeting

Mr. Pierman presented the minutes of the August 5, 2024, Regular Board Meeting for consideration.

A **motion** was made by Ms. Campbell, seconded by Mr. Ramsamujh and unanimously passed approving August 5, 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. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget

Resolution No. 2024-05 was presented, entitled:

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.

A **motion** was made by Mr. Ramsamujh, seconded by Ms. Campbell and passed unanimously adopting Resolution No. 2024-05, as presented.

I. ADMINISTRATIVE MATTERS

Mr. Pierman reminded the Board to complete their four hours of ethics training before the end of the year. He also noted that the next meeting was scheduled for February 3, 2025.

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 7:08 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; 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 2025/2026 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 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2025 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 2024/2025 Budget.

PASSED, ADOPTED and EFFECTIVE this 3rd day of February, 2025.

ATTEST:

**WYNDAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Wyndam Park
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	72,491
Debt Assessments	179,847
Other Revenues	0
Interest Income	960
TOTAL REVENUES	\$ 253,298
EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Engineering/Inspections	2,000
Management	29,652
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	7,300
Legal Advertisements	1,350
Miscellaneous	600
Postage	100
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,700
Continuing Disclosure Fee	350
Website Management	200
Reserve	0
TOTAL EXPENDITURES	\$ 69,857
REVENUES LESS EXPENDITURES	\$ 183,441
Bond Payments	(169,056)
BALANCE	\$ 14,385
County Appraiser & Tax Collector Fee	(5,047)
Discounts For Early Payments	(10,094)
EXCESS/ (SHORTFALL)	\$ (756)
Carryover From Prior Year	756
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M Assessments	73,219	72,491	72,491	Expenditures Less Interest & Carryover/.94
Debt Assessments	179,417	179,847	179,847	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	9,559	600	960	Interest Projected At \$80 Per Month
TOTAL REVENUES	\$ 262,195	\$ 252,938	\$ 253,298	
EXPENDITURES				
Supervisor Fees	4,800	6,000	6,000	No Change From 2024/2025 Budget
Payroll Taxes (Employer)	367	480	480	Projected At 8% Of Supervisor Fees
Engineering/Inspections	2,023	2,000	2,000	No Change From 2024/2025 Budget
Management	27,996	28,824	29,652	CPI Adjustment
Legal	7,620	8,000	8,000	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,000	7,300	FY 2024/2025 Expenditure Was \$6,858
Legal Advertisements	835	1,375	1,350	\$25 Decrease From 2024/2025 Budget
Miscellaneous	424	612	600	\$12 Decrease From 2024/2025 Budget
Postage	63	100	100	No Change From 2024/2025 Budget
Office Supplies	440	325	350	\$25 Increase From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,548	3,800	3,700	\$100 Decrease From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	200	200	200	No Change From 2024/2025 Budget
Reserve	650	0	0	Reserve
TOTAL EXPENDITURES	\$ 65,485	\$ 68,741	\$ 69,857	
REVENUES LESS EXPENDITURES	\$ 196,710	\$ 184,197	\$ 183,441	
Bond Payments	(170,871)	(169,056)	(169,056)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 25,839	\$ 15,141	\$ 14,385	
County Appraiser & Tax Collector Fee	(1,480)	(5,047)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,606)	(10,094)	(10,094)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 14,753	\$ -	\$ (756)	
Carryover From Prior Year	0	0	756	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 14,753	\$ -	\$ -	

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

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Interest Income	9,761	600	1,120	Projected Interest For FY 2025/2026
NAV Tax Collection	170,871	169,056	169,056	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 180,632	\$ 169,656	\$ 170,176	
EXPENDITURES				
Principal Payments	110,000	115,000	120,000	Principal Payment Due In 2026
Interest Payments	60,800	54,656	50,176	Interest Payments Due In 2026
Total Expenditures	\$ 170,800	\$ 169,656	\$ 170,176	
Excess/ (Shortfall)	\$ 9,832	\$ -	\$ -	

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 1/1/25 = \$1,395,000

Wyndam Park Community Development District Assessment Comparison

	Original Projected Assessment	Fiscal Year 2022/2023 Assessment	Fiscal Year 2023/2024 Assessment	Fiscal Year 2024/2025 Assessment	Fiscal Year 2025/2026 Projected Assessment
O & M	\$ 171.58	\$ 217.04	\$ 213.99	\$ 212.59	\$ 212.59
<u>Debt</u>	<u>\$ 659.90</u>	<u>\$ 522.96</u>	<u>\$ 526.01</u>	<u>\$ 527.41</u>	<u>\$ 527.41</u>
Total	\$ 831.48	\$ 740.00	\$ 740.00	\$ 740.00	\$ 740.00

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.

RESOLUTION 2025-02

A RESOLUTION OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Wyndam Park Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF FEBRUARY, 2025.

**WYNDAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors