



**WYNDAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 6, 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
April 6, 2026
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. January 5, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 4
 - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 11
- I. Administrative Matters
- J. Board Member 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

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:

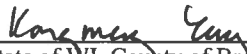
WPB Palm Beach Post 09/22/2025
WPB palmbeachpost.com 09/22/2025

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 09/22/2025



Legal Clerk



Notary, State of WI, County of Brown

9-3-29

My commission expires

Publication Cost: \$236.84

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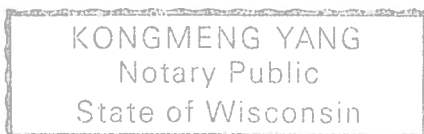
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WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

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 6, 2025
November 3, 2025
December 1, 2025
January 5, 2026
February 2, 2026
March 2, 2026
April 6, 2026
May 4, 2026
June 1, 2026
July 6, 2026
August 3, 2026

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
Sept 22, 2025 11671167

**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 5, 2026**

A. CALL TO ORDER

District Manager Sylvia Bethel called the January 5, 2026, Regular Board Meeting of the Wyndam Park Community Development District (the “District”) to order at 7:23 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 September 22, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Bethel 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 Sylvia Bethel 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. October 6, 2025, Regular Board Meeting

Ms. Bethel presented the minutes of the October 6, 2025, Regular Board Meeting for consideration.

A **motion** was made by Mr. Pollard, seconded by Mr. Blaise and unanimously passed approving the October 6, 2025, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

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

I. ADMINISTRATIVE MATTERS

Ms. Bethel reminded the Board that Form 1 – Statement of Financial Interests would be mailed soon.

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. Ramsamujh, seconded by Mr. Campbell and unanimously passed adjourning the Regular Board Meeting at 7:26 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

ESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for July 6, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 6th day of April, 2026.

ATTEST:

**WYNDAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Wyndam Park
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O & M Assessments	72,491
Debt Assessments	179,847
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 253,538
EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Engineering/Inspections	3,000
Management	30,444
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,700
Insurance	8,000
Legal Advertisements	1,325
Miscellaneous	575
Postage	100
Office Supplies	325
Dues & Subscriptions	175
Trustee Fee	3,850
Continuing Disclosure Fee	350
Website Management	200
Reserve	0
TOTAL EXPENDITURES	\$ 72,524
REVENUES LESS EXPENDITURES	\$ 181,014
Bond Payments	(169,056)
BALANCE	\$ 11,958
County Appraiser & Tax Collector Fee	(5,047)
Discounts For Early Payments	(10,094)
EXCESS/ (SHORTFALL)	\$ (3,183)
Carryover From Prior Year	3,183
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O & M Assessments	72,681	72,491	72,491	Expenditures Less Interest & Carryover/.94
Debt Assessments	179,863	179,847	179,847	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	7,531	960	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 260,075	\$ 253,298	\$ 253,538	
EXPENDITURES				
Supervisor Fees	3,000	6,000	6,000	No Change From 2025/2026 Budget
Payroll Taxes (Employer)	230	480	480	Projected At 8% Of Supervisor Fees
Engineering/Inspections	3,505	2,000	3,000	\$100 Increase From 2025/2026 Budget
Management	28,824	29,652	30,444	CPI Adjustment
Legal	5,975	8,000	8,000	No Change From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,300	8,000	FY 2025/2026 Expenditure Was \$7,269
Legal Advertisements	674	1,350	1,325	\$25 Decrease From 2025/2026 Budget
Miscellaneous	339	600	575	\$25 Decrease From 2025/2026 Budget
Postage	27	100	100	No Change From 2025/2026 Budget
Office Supplies	170	350	325	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,816	3,700	3,850	\$150 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	200	200	200	No Change From 2025/2026 Budget
Reserve	0	0	0	Reserve
TOTAL EXPENDITURES	\$ 63,643	\$ 69,857	\$ 72,524	
REVENUES LESS EXPENDITURES	\$ 196,432	\$ 183,441	\$ 181,014	
Bond Payments	(171,259)	(169,056)	(169,056)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 25,173	\$ 14,385	\$ 11,958	
County Appraiser & Tax Collector Fee	(1,432)	(5,047)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,643)	(10,094)	(10,094)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 14,098	\$ (756)	\$ (3,183)	
Carryover From Prior Year	0	756	3,183	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 14,098	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Interest Income	7,876	1,120	1,216	Projected Interest For FY 2026/2027
NAV Tax Collection	171,259	169,056	169,056	2027 P & I Payments Less Earned Interest
Total Revenues	\$ 179,135	\$ 170,176	\$ 170,272	
EXPENDITURES				
Principal Payments	115,000	120,000	125,000	Principal Payment Due In 2027
Interest Payments	56,812	50,176	45,272	Interest Payments Due In 2027
Total Expenditures	\$ 171,812	\$ 170,176	\$ 170,272	
Excess/ (Shortfall)	\$ 7,323	\$ -	\$ -	

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 1/1/26 =	\$1,280,000		

Wyndam Park Community Development District Assessment Comparison

	Fiscal Year 2022/2023	Fiscal Year 2023/2024	Fiscal Year 2024/2025	Fiscal Year 2025/2026	Fiscal Year 2026/2027
	Assessment	Assessment	Assessment	Assessment	Projected Assessment
O & M	\$ 217.04	\$ 213.99	\$ 212.59	\$ 212.59	\$ 212.59
<u>Debt</u>	<u>\$ 522.96</u>	<u>\$ 526.01</u>	<u>\$ 527.41</u>	<u>\$ 527.41</u>	<u>\$ 527.41</u>
Total	\$ 740.00	\$ 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.

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ESTABLISHED 1977

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JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
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RICHARD T. WOULFE

February 2, 2026

VIA E-MAIL ONLY – jpierman@sdsinc.org

Mr. Jason Pierman
District Manager
Special District Services
The Oaks Center
2501A Burns Rd
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
Wyndam Park Community Development District
Our File: 547.03166**

Dear Jason:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

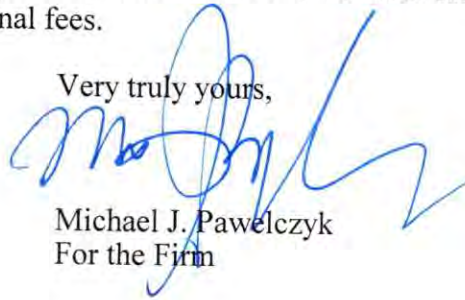
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Jason Pierman
February 2, 2026
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)