



**SUNDANCE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**ST. LUCIE COUNTY**

**LANDOWNERS' MEETING &  
REGULAR BOARD MEETING  
JULY 23, 2024  
11:00 A.M.**

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

[www.sundancecdd.org](http://www.sundancecdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**SUNDANCE COMMUNITY DEVELOPMENT DISTRICT**  
10807 SW Tradition Square  
Port St. Lucie, Florida 34987  
**INITIAL LANDOWNERS' MEETING**  
July 23, 2024  
11:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Adoption of Election Procedures.....Page 2
- E. Election of Chair for Landowners' Meeting
- F. Election of Secretary for Landowners Meeting
- G. Election of Supervisors
  - Determine Number of Voting Units Represented or Assigned by Proxy.....Page 5
  - Nomination of Candidates
  - Casting of Ballots.....Page 6
  - Ballot Tabulations
- H. Certification of the Results
- I. Landowners' Comments
- J. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

**AFFIDAVIT OF PUBLICATION**

Laura Archer  
Sundance Community Development District  
2501 Burns RD # A  
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

07/05/2024, 07/09/2024

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 07/09/2024

*Keeyan Moran*

Legal Clerk

*Walter Feltz*

Notary, State of WI, County of Brown

*3-7-27*

My commission expires

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KAITLYN FELTY  
Notary Public  
State of Wisconsin

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Sundance Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 427.45 acres, located east of Rangeline Road, south of Poor Road and north of Becker Road in St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District's Board of Supervisors ("Board"), and individually, "Supervisor". Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: July 21, 2024  
TIME: 11:00 a.m.  
PLACE: Special District Services, Inc. Tradition Management Offices, 2907 Tradition Square, Part St Lucie, FL 34957

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request of the office of the District Manager, c/o Special District Services, Inc., 2501 Burns Rd., Palm Beach Gardens, Florida 33410 ("District Manager's Office"). At said meeting each landowner for his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for such person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre within the landowner's one vote with respect thereto. Plotted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of plotted lots shall not be aggregated by determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the records for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requesting special accommodations to participate in these meetings is asked to contact the District Manager's Office at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8778 (Voice), for aid in contacting the District Manager's Office.

A person who desires to object any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person must need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the objection is to be based. Meetings may be cancelled from time to time without otherwise notice.

District Manager  
Sundance Community Development District  
www.sundancecd.org  
Pub: July 5, 9, 2024  
TCN10349588



## **SPECIAL DISTRICT (CDD) ELECTION PROCEDURES**

### 1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

### 2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

### 3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

### 4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

### 5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

#### 6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

#### 7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections\*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

\* At the final landowner election (*after the 6<sup>th</sup> or 10<sup>th</sup> year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

#### 8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

LANDOWNER PROXY  
NEWFIELD  
COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Newfield Community Development District to be held on July 23, 2024 at 11:00 a.m. in the 10807 SW Tradition Square Port St. Lucie, Florida 34987, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners’ meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description\***

**# of Acres**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

\* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2) (b), Florida Statutes (2023), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**TOTAL NUMBER OF AUTHORIZED VOTES: \_\_\_\_\_**

**Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.**

**If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)**

**BALLOT**

<b>BALLOT # _____</b>
-----------------------

**SUNDANCE  
COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING**

**ELECTION OF BOARD SUPERVISORS**

**JULY 23, 2024**

The undersigned certifies that he/she is the owner (\_\_\_) or duly authorized **representative of lawful proxy of an owner** (\_\_\_) of land in the **Sundance Community Development District**, constituting \_\_\_\_\_ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

**Name of Candidate**

**Number of Votes**

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Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Street Address or Tax Parcel Id Number for your Real Property:

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**AGENDA**  
**SUNDANCE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
10807 SW Tradition Square  
Port St. Lucie, Florida 34987  
**REGULAR BOARD MEETING**  
July 23, 2024  
11:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 8
- C. Seat New Board Members
- D. Administer Oaths of Office & Review Board Members Responsibilities and Duties
- E. Establish Quorum
- F. Consider Resolution No. 2024-29 – Election of Officers.....Page 9
  - Chair
  - Vice Chair
  - Secretary/
  - Treasurer/Assistant Treasurer
  - Assistant Secretaries
- G. Consider Resolution No. 2024-30 – Certifying Results of Landowners Election.....Page 10
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
  - 1. June 4, 2024 Organizational Meeting Minutes.....Page 12
- K. Old Business
- L. New Business
  - 1. Consider Approval of Conveyance of Becker Road to the City of Port St. Lucie.....Page 25
- M. Administrative Matters
- N. Board Members Comments
- O. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

**AFFIDAVIT OF PUBLICATION**

Laura Archer  
Sundance Community Development District  
2501 Burns RD # A  
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

07/05/2024, 07/09/2024

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 07/09/2024

*Keeyan Moran*

Legal Clerk

*Walter Feltz*

Notary, State of WI, County of Brown

*3-7-27*

My commission expires

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KAITLYN FELTY  
Notary Public  
State of Wisconsin

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT

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DATE: July 21, 2024  
TIME: 11:00 a.m.  
PLACE: Special District Services, Inc. Tradition Management Offices, 2907 Tradition Square, Part St Lucie, FL 34887

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request of the office of the District Manager, 2501 Burns Rd., Palm Beach Gardens, Florida 33410 ("District Manager's Office"). At said meeting each landowner for his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for such person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre within the landowner's one vote with respect thereto. Plotted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of plotted lots shall not be aggregated by determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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Meetings may be cancelled from time to time without otherwise notice.  
District Manager  
Sundance Community Development District  
www.sundancecd.org  
Pub: July 5, 9, 2024  
TCN10349588

**RESOLUTION 2024-29**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Sundance Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Lucie County, Florida; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT:**

1. **DISTRICT OFFICERS.** The District officers are as follows:

- \_\_\_\_\_ is appointed Chairperson.
- \_\_\_\_\_ is appointed Vice-Chairperson.
- \_\_\_\_\_ is appointed Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Treasurer.
- \_\_\_\_\_ is appointed Assistant Treasurer.

2. **CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of July, 2024.

Attest:

**SUNDANCE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**RESOLUTION 2024-30**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Sundance Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Lucie County, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT:**

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	Votes _____
_____	Seat 2	Votes _____
_____	Seat 3	Votes _____
_____	Seat 4	Votes _____
_____	Seat 5	Votes _____

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term
_____	2 Year Term
_____	2 Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of July, 2024.

ATTEST:

**SUNDANCE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**SUNDANCE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ORGANIZATIONAL MEETING  
JUNE 4, 2024**

**A. CALL TO ORDER**

District Manager Frank Sakuma called the June 4, 2024, Special Organizational Meeting of the Sundance Community Development District (the “District”) to order at 11:03 a.m. at the offices of Special District Services located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Special Organizational Meeting had been published in *St. Lucie News-Tribune* on May 24, 2024, as legally required.

**C. SEAT NEW BOARD MEMBERS (FROM ORDINANCE)**

Ramzi Akel, Horacio Moncada, and Ersilia Moreno were in attendance and were recognized as having taken their seats as Members of the Board of Supervisors designated by the City of Port St. Lucie, Ordinance No. 24-26.

**D. ADMINISTER OATHS OF OFFICE**

Mr. Sakuma administered the Oaths of Office to Ramzi Akel, Horacio Moncada, and Ersilia Moreno.

**E. REVIEW BOARD MEMBERS RESPONSIBILITIES AND DUTIES**

Mr. Sakuma, with the assistance of attorney Wesley Haber, explained to the newly sworn in Board Members that they were public officials and were subject to State Ethics Laws, Sunshine Laws, and public records requests. He also provided *New Supervisor Packages* to each Supervisor, providing further information on their roles and responsibilities.

**F. DISCUSSION REGARDING REQUIRED ETHICS TRAINING**

Mr. Sakuma notified the Board of the 4 hours of annually required ethics training. Attorney Wesley Haber stated that the initial deadline for the ethics training was December 31, 2025, and annually thereafter.

**G. ESTABLISH QUORUM**

A quorum was established with the following Supervisors in attendance:

Ramzi Akel, Horacio Moncada and Ersilia Moreno.

Mr. Alexander Akel attended via Zoom.

Also in attendance were Frank Sakuma, Stephanie Brown, and Todd Wodraska (via Zoom) of Special District Services, Inc.; Engineer Ryan Wheeler of Caufield & Wheeler, Inc.; and Attorney Wes Haber of Kutak Rock, LLP (via Zoom).

## **H. ELECTION OF OFFICERS**

### **1. Consider Resolution No. 2024-01 Designating Officers of the District**

A **motion** was made by Mr. Ramzi Akel, seconded by Mr. Moncada, and unanimously passed adopting Resolution No. 2024-01 electing the following slate of officers:

Chairman: Vacant  
Vice Chair: Ramzi Akel  
Secretary/Treasurer: Frank Sakuma  
Assistant Secretary: Horacio Moncada  
Assistant Secretary: Ersilia Moreno

## **I. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

## **J. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public.

## **K. HIRING OF CONSULTANTS/PROFESSIONALS**

### **2. Consider Resolution No. 2024-02 Appointment of District Manager**

Mr. Sakuma presented a proposed District management agreement with Special District Services, Inc.

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed adopting Resolution 2024-02 approving the proposed District Management Agreement for Services as amended, reducing the initial District management fee from \$30,000 per year to \$24,000 per year.

### **3. Consider Resolution 2024-03 Appointment of District General Counsel**

Mr. Sakuma presented a proposal to serve as District Counsel from Kutak Rock LLP.

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Ersilia Moreno, and unanimously passed adopting Resolution 2024-03 approving the appointment of Kutak Rock LLP as District Counsel in substantial form and authorizing the Vice Chair to negotiate the cost of issuance fee with the attorney.

### **4. Consider Resolution No. 2024-04 Appointing Interim District Engineer**

A **motion** was made by Mr. Ramzi Akel, seconded by Mr. Moncada, and unanimously passed adopting Resolution 2024-04 appointing Caufield & Wheeler as the interim District Engineer.

### **5. Consider Appointment of Investment Banker**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed appointing FMSBonds, Inc. as the underwriter for the District.

**6. Consider Appointment of Trustee**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed to appoint US Bank as Trustee for the District, subject to confirmation that the 7.5% fee is a portion of the \$3,950.

**7. Consider Appointment of Bond Counsel**

A **motion** was made by Mr. Ramzi Akel, seconded by Mr. Moncada, and unanimously passed to appoint Greenberg Traurig as Bond Counsel for the District.

**L. POLICIES/PROCEDURES**

**1. Consider Resolution No. 2024-05 Designating a Registered Agent and Primary Administrative Office**

Mr. Sakuma presented Resolution 2024-05, entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUNDANCE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed adopting Resolution 2024-05 designating Todd Wodraska, President of Special District Services, Inc., as the Registered Agent and Special District Services, Inc., 2501 Burns Rd. Ste A, Palm Beach Gardens, FL 33410, as the primary administrative office.

**2. Consider Resolution 2024-06 Designating the Primary Administrative Office and Principal Headquarters of the District**

Mr. Sakuma presented Resolution 2024-06, entitled:

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Mr. Mr. Moncada, and unanimously passed adopting Resolution 2024-06 designating the primary administrative office and principal headquarters of the District as Special District Services, 2501 Burns Rd. Ste A, Palm Beach Gardens, FL 33410.

**3. Consider Resolution No. 2024-07 Ratifying, Confirming and Approving the Recording of the Notice of Establishment**



Mr. Sakuma presented Resolution 2024-07, entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING AND APPROVING THE RECORDING OF THE NOTICE OF ESTABLISHMENT FOR THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed adopting Resolution 2024-07 Ratifying, Confirming and Approving the Recording of the Notice of Establishment.

**4. Consider Resolution No. 2024-08 Designating Local Records Office**

Mr. Sakuma presented Resolution 2024-08, entitled:

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed adopting Resolution 2024-08 Designating Local Records Office as the Special District Services Tradition office located at 10807 SW Tradition Square, Port St. Lucie, FL 34987.

**5. Consider Resolution No. 2024-09 Adopting Records Retention Policy**

Mr. Sakuma presented Resolution 2024-09, entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed adopting Resolution 2024-09 Records Retention Policy.

**6. Consider Resolution No. 2024-10 Designating a Public Comment Period**

Mr. Sakuma presented Resolution 2024-10 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUNDANCE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A**

**PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed adopting Resolution 2024-10 Designating a Public Comment Period.

**7. Consider Resolution No. 2024-11 Adopting Legal Defense Policy**

Mr. Sakuma presented Resolution 2024-11, entitled:

**A RESOLUTION SETTING FORTH THE POLICY OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS AND DISTRICT OFFICERS AND PROVIDING FOR AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed, adopting Resolution 2024-11 adopting Legal Defense Policy.

**8. Consider Resolution No. 2024-12 Authorizing Chairman to Execute Plats, Permits and Conveyances**

Mr. Sakuma presented Resolution No. 2024-12 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE IMPLEMENTATION OF THE DISTRICT'S CAPITAL IMPROVEMENT PLAN, INCLUDING THE CONVEYANCE AND/OR ACQUISITION OF REAL AND PERSONAL PROPERTY, EXECUTION OF PLATS, TRANSFER OF PERMITS, EXECUTION OF CONTRACTS AND CHANGE ORDERS, PAYMENT OF REQUISITIONS, AND OTHER ACTIONS AS DESCRIBED HEREIN; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed adopting Resolution 2024-12 Authorizing Chairman to Execute Plats, Permits, and Conveyances.

**9. Consider Resolution No. 2024-13 Adopting Alternative Investment Guidelines**

Mr. Sakuma presented Resolution No. 2024-13 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed adopting Resolution 2024-13 Adopting Alternative Investment Guidelines.

**10. Consider Resolution No. 2024-14 Adopting Prompt Payment Policy**

Mr. Sakuma presented Resolution No. 2024-14 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed adopting Resolution 2024-14 Adopting Prompt Payment Policy.

**11. Consider Resolution No. 2024-15 Approving Statewide Mutual Aide Agreement**

Mr. Sakuma presented Resolution No. 2024-15 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

A **motion** was made by Mr. Ramzi Akel and seconded by Ms. Moreno, and unanimously passed, adopting Resolution 2024-15 Approving Statewide Mutual Aide Agreement.

## 12. Consider Resolution No. 2024-16 Adopting Travel Reimbursement Policy

Mr. Sakuma presented Resolution No. 2024-16 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY FOR REIMBURSEMENT OF DISTRICT TRAVEL EXPENSES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed, adopting Resolution 2024-16 Travel Reimbursement Policy.

### M. DISTRICT BUSINESS

#### 1. Authorization to Issue RFQ for Engineering Services

A **motion** was made by Mr. Ramzi Akel, seconded by Mr. Moncada, and unanimously passed authorizing the District Management to issue an RFQ for engineering services.

#### 2. Authorization to Issue RFQ for Auditing Services

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed authorizing the District management to issue an RFQ for auditing services.

#### 3. Designation of Board of Supervisors as Audit Committee

A **motion** was made by Mr. Ramzi Akel, seconded by Mr. Moncada, and unanimously passed designating the Board of Supervisors as the Audit Committee.

#### 4. Consider Authorization to Obtain General Liability and Public Officers Insurance

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed to authorize District management to obtain quotes for general liability and public officers insurance, provide same to the Vice Chair, and authorize the Vice Chair to either approve binding or provide an alternative insurance policy.

#### 5. Consider Resolution No. 2024-17 Setting the FY 2023/2024 Regular Meeting Schedule and Location

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2023-2024 AND PROVIDING FOR AN EFFECTIVE DATE**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed, adopting Resolution 2024-17 Setting the FY 2023/2024 Regular Meeting Schedule and Location, establishing a monthly meeting to be held on the 4<sup>th</sup> Tuesday of every month at 11:00 a.m. at the Special District Services' Tradition office.

**6. Consider Resolution No. 2024-18 Ordering and Calling for Initial Landowner's Meeting and Public Notice Thereof**

Mr. Sakuma presented Resolution No. 2024-18 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed, adopting Resolution 2024-18 Ordering and Calling for the Initial Landowner's Meeting set for July 23, 2024, at 11:00am, and Public Notice Thereof.

**7. Consider Resolution No. 2024-19 Setting Public Hearing on the Rules of Procedure**

Mr. Sakuma presented Resolution No. 2024-19 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed, adopting Resolution 2024-19 Setting Public Hearing on the Rules of Procedure, set for August 27, 2024, at 11:00am.

**8. Consider Resolution No. 2024-20 Designating a Qualified Public Depository**

Mr. Sakuma presented Resolution No. 2024-20 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed, adopting Resolution 2024-20 Designating Seacoast Bank as the qualified public depository.

**9. Consider Resolution No. 2024-21 Establishing CDD Checking Account Signers**

Mr. Sakuma presented Resolution No. 2024-21 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed, adopting Resolution 2024-21 Establishing CDD Checking Account Signers, which are listed below.

Todd Wodraska  
Jason Pierman  
Patricia LasCasas  
Frank Sakuma  
Alexander Akel

**10. Consider Resolution No. 2024-22 Adopting Internal Control Policy**

Mr. Sakuma presented Resolution No. 2024-22 entitled:

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed, adopting Resolution 2024-22 Internal Control Policy.

**11. Consider Resolution No. 2024-23 Authorizing the Disbursement of Fund for Payment of Certain Continuing Expenses without Prior Approval of the Board; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold**

Mr. Sakuma presented Resolution 2024-23 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE.**

After Board discussion, a **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed adopting Resolution 2024-23 as amended, striking section 2.(a) of Non-Continuing Expenses as well as the exceeding \$5,000 verbiage in section 2(b).

## **12. Memorandum to District Manager Regarding E-Verify Requirements**

Mr. Sakuma advised the Board that the District must remain in compliance with Florida laws related to E-Verify and special districts.

## **13. Consider Resolution No. 2024-24 Approving Proposed FY 2023/2024 Annual Budget and Setting a Public Hearing Date for Final Adoption**

Mr. Sakuma presented Resolution No. 2024-24 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.**

After Board discussion, a **motion** was a made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed, adopting Resolution 2024-24 Approving the Proposed FY 23/24 Annual Budget as amended (reduction in management fee to \$24k) and Setting Public Hearing for final adoption set for August 27, 2024, at 11:00am.

## **14. Consider Resolution No. 2024-25 Approving Proposed FY 2024/2025 Annual Budget and Setting a Public Hearing Date for Final Adoption**

Mr. Sakuma presented Resolution No. 2024-25 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.**

After Board discussion, a **motion** was a made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed, adopting Resolution 2024-25 Approving the Proposed FY 24/25 Annual Budget as amended (reduction in management fee to \$24k and legal fees to \$7,500) and Setting Public Hearing for final adoption set for August 27, 2024, at 11:00am.

## **15. Consider Budget Funding Agreement for Fiscal Year 2023/2024**

After Board discussion, a **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed approving the Budget Funding Agreement for Fiscal Year 2023/2024.

## **16. Consider Budget Funding Agreement for Fiscal Year 2024/2025**

After Board discussion, a **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed approving the Budget Funding Agreement for Fiscal Year 2024/2025.

### **17. Consider Approval of Bond Financing Team Funding Agreement**

After Board discussion, a **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed, approving the Bond Financing Team Funding Agreement.

### **18. Consider Approval of Acquisition Agreement**

After Board discussion, a **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed approving the Acquisition Agreement in substantial form, subject to negotiation, and authorizing the Vice Chair to sign off on any changes.

### **19. Consider Approval of Engineer's Report**

Mr. Sakuma notified the Board that the Engineer's Report was included in the Board package and Mr. Wheeler was present to answer any questions. After Board discussion, a **motion** was made by Mr. Ramzi Akel, seconded by Mr. Moncada, and unanimously passed approving the Engineer's Report in substantial final form, subject to future revisions.

### **20. Consider Approval of Master Special Assessment Methodology Report**

Mr. Sakuma provided the Master Special Assessment Methodology Report. After Board discussion, a **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed approving the Special Assessment Methodology Report subject to revisions and adjusting the unit count from 1202 to 1150 units.

### **21. Consider Resolution No. 2024-26 Authorizing the Issuance of Bonds**

Mr. Sakuma presented Resolution No. 2024-26 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$60,000,000 AGGREGATE PRINCIPAL AMOUNT OF SUNDANCE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION, CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, STORMWATER MANAGEMENT AND CONTROL FACILITIES, INCLUDING, BUT NOT LIMITED TO, RELATED EARTHWORK; PUBLIC ROADWAY IMPROVEMENTS; LANDSCAPING AND IRRIGATION IN PUBLIC RIGHTS-OF-WAY; WATER AND WASTEWATER FACILITIES AND ANY APPLICABLE CONNECTION FEES; UNDERGROUNDING DIFFERENTIAL COST OF ELECTRIC UTILITIES; AND ALL RELATED SOFT AND INCIDENTAL COSTS (COLLECTIVELY, THE "PROJECT"), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; APPOINTING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION TO SERVE AS TRUSTEE; APPROVING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE AND A SUPPLEMENTAL TRUST INDENTURE IN SUBSTANTIALLY THE FORMS**



**ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF SUNDANCE COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), THE CITY OF PORT ST. LUCIE, FLORIDA, ST. LUCIE COUNTY, FLORIDA, OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE PROJECT AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.**

Mr. Sanford, of Greenberg Traurig, explained the resolution to the Board. After Board discussion a **motion** was made by Mr. Ramzi Akel, seconded by Mr. Moncada, and unanimously passed adopting Resolution 2024-26 Authorizing the Issuance of Bonds as amended to add “perimeter buffer” language.

## **22. Consider Resolution No. 2024-27 Declaring Assessments**

Mr. Sakuma presented Resolution No. 2024-27 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

After Board discussion, a **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed, adopting Resolution 2024-27 Declaring Assessments in substantial final form, authorizing the Vice Chair to work with the District Manager and District Attorney to complete the blanks in the agreement with amounts, and to notice the public hearing to be held on August 27, 2024, at 11:00am.

## **23. Consider Resolution No. 2024-28 Setting Public Hearing for Intent to Use Uniform Method of Collection**

Mr. Sakuma presented Resolution No. 2024-28 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT’S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL**

**ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed adopting Resolution 2024-28 Setting Public Hearing for Intent to Use Uniform Method of Collection. The public hearing date was set for August 27, 2024, at 11:00am.

**24. Consider Compensation for Board Members**

There was a Board consensus not to provide compensation for Board Members.

**N. NEW BUSINESS**

**1. Consider Approval of Letter Agreement for Acquisition of Becker Road at Wilson Groves Improvements**

After Board discussion, a **motion** was made by Mr. Ramzi Akel, seconded by Ms. Moreno, and unanimously passed approving the letter agreement for acquisition of Becker Road at Wilson Groves Improvements in substantial final form, authorizing the Vice Chair to review and finalize.

**2. Consider Approval of Temporary Construction Easement**

After Board discussion, a **motion** was made by Mr. Ramzi, seconded by Ms. Moreno, and unanimously passed approving the temporary construction easement and authorizing the Vice Chair to negotiate with the landowner.

**O. ADMINISTRATIVE MATTERS**

There were no administrative matters.

**P. BOARD MEMBER COMMENTS**

There were no further Board Member comments.

**Q. ADJOURNMENT**

There being no further business to come before the Board, Mr. Ramzi Akel adjourned the meeting at 2:17 p.m. There were no objections.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary

**CONSIDER APPROVAL OF CONVEYANCE  
OF BECKER ROAD TO THE CITY OF  
PORT ST. LUCIE**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**