



**SUNDANCE
COMMUNITY DEVELOPMENT
DISTRICT**

ST. LUCIE COUNTY

**REGULAR BOARD MEETING
OCTOBER 22, 2024
11:00 A.M.**

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

www.sundancecd.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
REGULAR BOARD MEETING
October 22, 2024
11:00 A.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 27, 2024 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2024-37 – Adopting Fiscal Year 2023/2024 Amended Budget....Page 0
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

Publication Date
2024-10-10

Subcategory
Miscellaneous Notices

SUNDANCE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

MEETING SCHEDULE

The Board of Supervisors of the Sundance Community Development District (the District) will hold their regular meetings (Meetings) for Fiscal Year 2024/2025 at the offices of Special District Services, Inc. located at 10807 Tradition Square, Port St. Lucie, Florida 34987, at 11:00 a.m., unless otherwise indicated on the following dates:

October 22, 2024

November 26, 2024

December 17, 2024

January 28, 2025

February 25, 2025

March 25, 2025

April 22, 2025

May 27, 2025

June 24, 2025

July 22, 2025

August 26, 2025

September 23, 2025

The Meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The Meetings may be continued to a date, time, and place to be specified on the record at the Meeting. A copy of the agenda for these Meetings may be obtained from Special District Services, Inc., 2501A Burns Rd., Palm Beach Gardens, Florida or by calling (772) 345-5119.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these Meetings because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least 48 hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the Meetings with respect to any matter considered at the Meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

District Manager

Sundance Community Development District

www.sundancecdd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 10/10/24

TCN10647121

**SUNDANCE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 27, 2024**

A. CALL TO ORDER

District Manager Stephanie Brown called the August 27, 2024, Regular Board Meeting of the Sundance Community Development District (the “District”) to order at 11:04 a.m. 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 Regular Board Meeting had been published in *The Indian River Press Journal* on July 12, 2024, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance:

Alexander Akel, Ramzi Akel, and Horacio Moncada.

Also in attendance were Frank Sakuma and Stephanie Brown of Special District Services, Inc.; Attorney Bennett Davenport of Kutak Rock LLP (via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

There were no public comments.

F. APPROVAL OF MINUTES

1. July 23, 2024, Regular Board Meeting

A **motion** was made by Alexander Akel, seconded by Mr. Ramzi Akel approving the July 23, 2024, Regular Board Meeting Minutes, as presented. The **motion** passed unanimously.

**Note At approximately 11:05 a.m., Ms. Brown recessed the Regular Board Meeting and opened the Public Hearing on Rulemaking.*

G. PUBLIC HEARING-RULEMAKING

1. Proof of Publication

Proof of Publication was presented that showed that the Public Hearing was published on July 29, 2024, & July 30, 2024, as legally required.

2. Receive Public Comments on Adopting Rules of Procedure

There were no public comments.

3. Consider Resolution No. 2024-31 Adopting Rules of Procedure

Resolution No. 2024-31 was presented, entitled:

RESOLUTION NO. 2024-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Alexander Akel made a **motion**, seconded by Mr. Ramzi Akel, adopting Resolution No. 2024-31, as presented. The **motion** passed unanimously.

**Note At approximately 11:07 a.m., Ms. Brown closed the Public Hearing on Rulemaking and opened the Public Hearing on the Uniform Method.*

H. PUBLIC HEARING-UNIFORM METHOD

1. Proof of Publication

Proof of Publication was presented that showed that Notice of Public Hearing on the Uniform Method had been published on July 30, 2024, August 6, 2024, August 13, 2024, and August 20, 2024, as legally required.

2. Receive Public Comments on Intent to Utilize Uniform Method

There were no public comments.

3. Consider Resolution No. 2024-32 Declaring Intent to Utilize Uniform Method

Resolution 2024-32 was presented, entitled:

RESOLUTION NO. 2024-32

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA

STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Alexander Akel made a **motion**, seconded by Mr. Ramzi Akel, adopting Resolution 2024-32, as presented. The **motion** passed unanimously.

**Note At approximately 11:10 a.m., Ms. Brown closed the Public Hearing on the Intent to Utilize Uniform Method and opened the Public Hearing on the Fiscal Year 2023/2024 Final Budget.*

I. PUBLIC HEARING-FINAL BUDGET FY2023/2024

1. Proof of Publication

Proof of Publication was presented that showed that Notice of Public Hearing had been published on August 7, 2024, and August 14, 2024, as legally required.

2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget

There were no public comments.

3. Consider Resolution No. 2024-33 Adopting Fiscal Year 2023/2024 Final Budget

Resolution No. 2024-33 was presented, entitled:

RESOLUTION NO. 2024-33

THE ANNUAL APPROPRIATION RESOLUTION OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Alexander Akel made a **motion**, seconded by Mr. Ramzi Akel, adopting Resolution 2024-33, as presented. The **motion** passed unanimously.

**Note At approximately 11:13 a.m., Ms. Brown closed the Public Hearing on the Fiscal Year 2023/2024 Final Budget and opened the Public Hearing on the Fiscal Year 2024/2025 Final Budget.*

J. PUBLIC HEARING-FINAL BUDGET FY2024/2025

1. Proof of Publication

Proof of Publication was presented that showed that Notice of Public Hearing had been published on August 7, 2024, and August 14, 2024, as legally required.

2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget

There were no public comments.

3. Consider Resolution No. 2024-33 Adopting Fiscal Year 2024/2025 Final Budget

Resolution No. 2024-34 was presented, entitled:

RESOLUTION NO. 2024-34

THE ANNUAL APPROPRIATION RESOLUTION OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Alexander Akel made a **motion**, seconded by Mr. Ramzi Akel, adopting Resolution 2024-34, as presented. The **motion** passed unanimously.

**Note At approximately 11:18 a.m., Ms. Brown closed the Public Hearing on the Fiscal Year 2024/2025 Final Budget and reconvened the Regular Board Meeting.*

K. OLD BUSINESS

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

L. NEW BUSINESS

1. Consider Ratification of Acquisition of Becker Road at Wilson Groves Improvements

Mr. Alexander Akel explained the existing agreement ACR has with the City of Port Saint Lucie and had questions about what would happen with the agreement during the conveyance process. Mr. Davenport responded that a Notice of Satisfaction could be drafted to establish that all obligations of the agreement were met. Mr. Ramzi Akel would like to move forward with the conveyance of Becker Road at Wilson Groves Improvements from the district to the City of Port Saint Lucie to be placed on their September 9, 2024, City Council agenda.

After Board discussion, Mr. Alexander Akel made a **motion**, seconded by Mr. Ramzi Akel approving the ratifying the acquisition of Becker Road at Wilson Groves Improvements. The **motion** passed unanimously.

2. Consider Resolution No. 2024-35 Adopting Fiscal Year 2024/2025 Meeting Schedule

Resolution No. 2024-35 was presented, entitled:

RESOLUTION NO. 2024-35

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SUNDANCE COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL
YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Alexander Akel made a **motion**, seconded by Mr. Ramzi Akel, adopting Resolution 2024-35 Fiscal Year 2024/2025 Meeting Schedule, as edited (addition of the January 28, 2024, meeting date). The **motion** passed unanimously.

3. Consider Resolution No. 2024-36 Adopting Goal and Objectives

Resolution No. 2024-36 was presented, entitled:

RESOLUTION NO. 2024-36

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SUNDANCE COMMUNITY DEVELOPMENT DISTRICT
ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE
MEASURES AND STANDARDS; PROVIDING A SEVERABILITY
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Alexander Akel made a **motion**, seconded by Mr. Ramzi Akel adopting Resolution 2024-36, as presented. The **motion** passed unanimously.

M. ADMINISTRATIVE MATTERS

Ms. Brown reminded the Board to complete the annually required ethics training by 2025.

L. BOARD MEMBER COMMENTS

There were no further Board Member comments.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Alexander Akel, seconded by Mr. Ramzi Akel adjourning the meeting at 11:35 a.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2024-37

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE 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.

WHEREAS, the Board of Supervisors of the Sundance 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 SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2023/2024 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 22nd day of October, 2024.

ATTEST:

**SUNDANCE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Sundance
Community Development District

**Amended Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

AMENDED FINAL BUDGET
SUNDANCE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
O&M Assessments	0	0	0
Developer Contribution	27,975	31,392	25,957
Debt Assessments	0	0	0
Interest Income	0	0	0
Total Revenues	\$ 27,975	\$ 31,392	\$ 25,957
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	6,000	6,000	6,000
Legal	7,500	19,000	10,860
Assessment Roll	0	0	0
Audit Fees	0	0	0
Arbitrage Rebate Fee	0	0	0
Insurance	5,000	1,507	1,507
Legal Advertisements	4,000	3,600	2,320
Miscellaneous	1,500	200	12
Postage	300	135	130
Office Supplies	1,500	850	773
Dues & Subscriptions	175	100	100
Trustee Fees	0	0	0
Continuing Disclosure Fee	0	0	0
Total Administrative Expenditures	\$ 25,975	\$ 31,392	\$ 21,702
EXPENDITURES			
Maintenance Expenditures			
Engineering/Inspections	2,000	0	0
Miscellaneous Maintenance	0	0	0
Total Maintenance Expenditures	\$ 2,000	\$ -	\$ -
Total Expenditures	\$ 27,975	\$ 31,392	\$ 21,702
REVENUES LESS EXPENDITURES	\$ -	\$ -	\$ 4,255
Bond Payments	0	0	0
BALANCE	\$ -	\$ -	\$ 4,255
County Appraiser & Tax Collector Fee	0	0	0
Discounts For Early Payments	0	0	0
EXCESS/ (SHORTFALL)	\$ -	\$ -	\$ 4,255
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ -	\$ 4,255

Fund Balance As Of 9/30/2023	
Projected FY 2023/2024 Activity	
Fund Balance As Of 9/30/2024	

\$0
\$0
\$0