



**SUNDANCE
COMMUNITY DEVELOPMENT
DISTRICT**

ST. LUCIE COUNTY

**REGULAR BOARD MEETING
APRIL 22, 2025
11:00 A.M.**

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

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
REGULAR BOARD MEETING
April 22, 2025
11:00 A.M.
1 (800) 743-4099
Participant Passcode: 0272729

- 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. October 22, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Ratification of Quit-Claim Deed.....Page 4
 - 2. Consider Resolution No. 2025-01 – Adopting Fiscal Year 2025/2026 Proposed Budget.....Page 7
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

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:

10/10/2024

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 10/10/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$150.96	
Tax Amount:	\$0.00	
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Order No:	10647121	# of Copies:
Customer No:	1454076	1
PO #:	2024/2025 Meeting	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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.sundancecd.org
PUBLISH: ST. LUCIE NEWS
TRIBUNE 10/10/24
TCN10647121

KAITLYN FELTY
Notary Public
State of Wisconsin

**SUNDANCE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 22, 2024**

A. CALL TO ORDER

District Manager Stephanie Brown called the October 22, 2024, Regular Board Meeting of the Sundance Community Development District (the “District”) to order at 11:00 a.m. offices of Special District Services, Inc. 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 October 10, 2024, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance:

Alexander Akel, Ramzi Akel, Luai Akel, Ersilia Moreno, and Horacio Moncada.

Also in attendance were Frank Sakuma and Stephanie Brown of Special District Services, Inc.; Attorney Wes Haber of Kutak Rock LLP (via phone) and Ryan Wheeler of Caufield & Wheeler (by 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. August 27, 2024, Regular Board Meeting

A **motion** was made by Mr. Alexander Akel, seconded by Mr. Ramzi Akel approving the August 27, 2024, Regular Board Meeting Minutes, as presented. The **motion** passed unanimously.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2024-37 Adopting Fiscal Year 2023/2024 Amended Budget

Resolution No. 2024-37 was presented, entitled:

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.**

Mr. Alexander Akel made a **motion**, seconded by Mr. Ramzi Akel, adopting Resolution 2024-37 Fiscal Year 2023/2024 Amended Final Budget, as presented. The **motion** passed unanimously.

I. ADMINISTRATIVE MATTERS

Ms. Brown reminded the Board to complete the annually required ethics training by 2025. Ms. Brown will send out a link to the Board for online training.

J. BOARD MEMBER COMMENTS

There were no further Board Member comments.

K. 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 11:07 a.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Return to/Prepared by:
Jeffrey J. Wolfe, Esq.
Sachs Sax Caplan, P.L.
6111 Broken Sound Parkway NW, Suite 200
Boca Raton, Florida 33487
561-994-4499

DISCLAIMER: THIS DEED IS BEING PREPARED WITHOUT TITLE EXAMINATION UPON THE REPRESENTATIONS OF THE PARTIES AND WITH NO KNOWLEDGE ON THE PART OF THE SCRIVENER AS TO THE ACTUAL STATE OF THE TITLE.

_____[Space above This Line For Recording Data]_____

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this ____ day of April, 2025, by **SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district**, whose post office address is 10807 SW Tradition Square Port St. Lucie, Florida 34987, grantor, to **CATALINA PALMS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation**, whose post office address is 7111 Fairway Drive, Suite 210, Palm Beach Gardens, FL 33418, grantee.

(Wherever used herein the terms “grantor” and “grantee” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto said grantee forever, all the right, title, interest, claim and demand which said grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

See Exhibit A attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said grantor, either in law or equity, to the proper use and benefit of said grantee forever.

NOTE TO CLERK: THIS QUIT-CLAIM DEED SERVES TO TRANSFER UNENCUMBERED REAL PROPERTY FROM GRANTOR TO GRANTEE. NO CONSIDERATION WAS PAID UNDER THIS TRANSACTION. THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$.70 IS DUE UPON THE RECORDING OF THIS DEED.

IN WITNESS WHEREOF, said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in Presence of:

SUNDANCE COMMUNITY
DEVELOPMENT DISTRICT., a Florida
Community Development District

By: _____
Alexander Akel, Chair

Print Name: _____
Address: _____

Print Name: _____
Address: _____

STATE OF FLORIDA }
COUNTY OF PALM BEACH}

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of April, 2025, by Alexander Akel, Manager of SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, , a Florida Not-For-Profit Corporation, on behalf of said company. He

- ☐ is personally known to me OR
☐ produced a _____ driver's license as identification OR
☐ produced _____ as identification.

[Notary Seal]

Notary Public
Print Name: _____
Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION

ALL OF TRACT S.M.T. 1, TRACT S.M.T. 2 AND TRACT S.M.T. 3, OF THE PLAT OF WILSON GROVES PARCEL A PLAT 1, AS RECORDED IN PLAT BOOK 126, PAGE 30, OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Sundance Community Development District ("**District**") was established by the City of Port St. Lucie, Florida effective May 28, 2024; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the Sundance Community Development District ("**Board**") the proposed operating budget for Fiscal Year 2025/2026; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. APPROVING PROPOSED BUDGET. The operating budget proposed by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. SETTING HEARING. The public hearing on the approved budget is hereby declared and set for the following date, hour and location:

DATE:	<u>June 24, 2025</u>
HOUR:	<u>11:00 a.m.</u>
LOCATION:	<u>10807 SW Tradition Square</u> <u>Port St. Lucie, Florida 34987</u>

3. TRANSMITTAL; POSTING; NOTICE. The District Manager is hereby directed to submit a copy of the proposed budget to the local general purpose unit(s) of government at least sixty (60) days prior to the hearing set above. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the manager or administrator of the local general purpose unit(s) of government for posting on the applicable website(s). Notice of this public hearing shall be published in the manner prescribed in Florida law.

4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 22nd day of April, 2025.

ATTEST:

SUNDANCE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A

Fiscal Year 2025/2026 Budget

Sundance Community Development District

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

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- II DETAILED PROPOSED BUDGET**

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	0
Developer Contribution	79,625
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 79,625
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	24,000
Legal	15,000
Assessment Roll	5,000
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	5,500
Legal Advertisements	15,000
Miscellaneous	1,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	4,000
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 77,625
Maintenance Expenditures	
Engineering/Inspections	2,000
Miscellaneous Maintenance	0
Total Maintenance Expenditures	\$ 2,000
TOTAL EXPENDITURES	\$ 79,625
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SUNDANCE 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	0	0	0	
Developer Contribution	25,957	72,625	79,625	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	0	0	
TOTAL REVENUES	\$ 25,957	\$ 72,625	\$ 79,625	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	6,000	24,000	24,000	\$2,000 X 12 Months
Legal	16,604	7,500	15,000	
Assessment Roll	0	5,000	5,000	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	4,000	4,000	Will Commence In Fiscal Year 2025/2026 - For 2024/2025 Audit
Arbitrage Rebate Fee	0	650	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	1,507	6,000	5,500	FY 2024/2025 Expenditure Was \$5,000
Legal Advertisements	2,320	15,000	15,000	
Miscellaneous	47	1,500	1,500	
Postage	130	300	300	
Office Supplies	773	1,500	1,500	
Dues & Subscriptions	100	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	4,000	4,000	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	1,000	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ 27,481	\$ 70,625	\$ 77,625	
Maintenance Expenditures				
Engineering/Inspections	0	2,000	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	0	
Total Maintenance Expenditures	\$ -	\$ 2,000	\$ 2,000	
TOTAL EXPENDITURES	\$ 27,481	\$ 72,625	\$ 79,625	
REVENUES LESS EXPENDITURES	\$ (1,524)	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ (1,524)	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ (1,524)	\$ -	\$ -	