



**HYPOLUXO/HAVERHILL  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JUNE 7, 2017  
8:30 A.M.**

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

[www.hypoluxohaverhillcdd.org](http://www.hypoluxohaverhillcdd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**HYPOLUXO/HAVERHILL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
Centurion Tower, 1601 Forum Place, Suite 400  
West Palm Beach, Florida 33401  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
June 7, 2017  
8:30 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. March 18, 2017 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 5
  - 2. Receive Public Comments on Fiscal Year 2017/2018 Final Budget
  - 3. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Final Budget.....Page 6
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2017/2018 Meeting Schedule...Page 13
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

# The Palm Beach Post

Palm Beach Daily News



## HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Hypoluxo/Haverhill Community Development District will hold Regular Meetings in the Conference Room of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. located at Centurion Tower, 1601 Forum Place, Suite 400, West Palm Beach, Florida 33401 at 8:30 a.m. on the following dates:

October 12, 2016  
November 9, 2016  
December 14, 2016  
January 11, 2017  
February 8, 2017  
March 8, 2017  
April 12, 2017  
May 10, 2017  
June 14, 2017  
July 12, 2017  
August 9, 2017  
September 13, 2017

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 five (5) days 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 insure 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 meeting 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.

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT

[www.hypoluxohaverhillcdd.org](http://www.hypoluxohaverhillcdd.org)

PUB: The Palm Beach Post 9-26/2016 #653650

HYPOLUXO HAVERHILL COMM DEV PROOF OF PUBLICATION STATE OF FLORIDA COUNTY OF PALM BEACH Before the undersigned authority personally appeared Tiffani Everett, who on oath says that she is Call Center Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertising for a Notice was published in said newspaper on First date of Publication 09/26/2016 and last date of Publication 09/26/2016 Affiant further says that the said The Post is a newspaper published at West Palm Beach, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she/he has neither paid nor promised any person, firm or corporation any discount rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Also published in Martin and St. Lucie Counties. HYPOLUXO/HAVERHILL CDD Ad ID: 1272608 Ad Cost: 282.08

Signed \_\_\_\_\_  
NADIA VAGHDA, Notary Public  
In and for the State of Ohio  
My Commission Expires Sept. 2, 2019

Sworn to and subscribed before 09/28/2016.

Who is personally known to me.

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 8, 2017

**A. CALL TO ORDER**

District Manager Jason Pierman called the March 8, 2017, Regular Board Meeting of the Hypoluxo/Haverhill Community Development District to order at 8:55 a.m. in the Conference Room of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., Centurion Tower, 1601 Forum Place, Suite 400, West Palm Beach, Florida 33401.

**B. PROOF OF PUBLICATION**

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 26, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Pierman determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairman Tom Messler, Vice Chairman Bernard Gatlin and Supervisors Paul Patton and Howard Fioto.

Staff in attendance were District Managers Jason Pierman & Michael McElligott 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. January 16, 2017, Public Hearing & Regular Board Meeting**

Mr. Pierman presented the minutes of the January 16, 2017, Public Hearing & Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Mr. Patton, seconded by Mr. Messler and unanimously passed to approve the minutes of the January 16, 2017, Public Hearing & Regular Board Meeting, as presented.

**G. OLD BUSINESS**

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

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 8, 2017

**H. NEW BUSINESS**

**1. Consider Resolution No. 2017-02 – Adopting a Fiscal Year 2017/2018 Proposed Budget**

Mr. Pierman presented Resolution No. 2017-02, entitled:

**RESOLUTION NO. 2017-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017/2018; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Patton, seconded by Mr. Gatlin and passed unanimously to adopt Resolution No. 2017-02, as presented, setting the Public Hearing for June 7, 2017.

**2. Consider Resolution No. 2017-03 – Electronic Approval Process and Authorized Signatories**

Mr. Pierman presented Resolution No. 2017-03, entitled:

**RESOLUTION NO. 2017-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYPOLUXO/HAVERHILL 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.**

Mr. Pierman explained that although the Board had recently adopted a similar resolution, due to another retirement at SDS, payment approvers needed to be updated. The Board noted that Mr. Messler, as Chair, would be the additional signer.

A **motion** was made by Mr. Patton, seconded by Mr. Messler and passed unanimously to adopt Resolution No. 2017-03, as presented, naming Mr. Messler as the additional signer.

**I. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**J. BOARD MEMBER COMMENTS**

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 8, 2017

There were no comments from the Members of the Board.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Messler, seconded by Mr. Patton and unanimously passed to adjourn the Regular Board Meeting at 8:56 a.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**Notice of Public Hearing  
and Regular Board Meeting of the  
Hypoluxo/Haverhill Community Development District**

The Board of Supervisors of the Hypoluxo/Haverhill Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 7, 2017, at 8:30 a.m., or as soon thereafter as the meeting can be heard, in the Conference Room of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. located at Centurion Tower, 1601 Forum Place, Suite 400, West Palm Beach, Florida 33401.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2017/2018 Proposed Final Budget of the Hypoluxo/Haverhill Community Development District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

**Hypoluxo/Haverhill Community Development District**

**[www.hypoluxohaverhillcdd.org](http://www.hypoluxohaverhillcdd.org)**

**PUBLISH: THE PALM BEACH POST 05/18/17 & 05/25/17**

**RESOLUTION NO. 2017-04**

**A RESOLUTION OF THE HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2017/2018 BUDGET.**

**WHEREAS**, the Hypoluxo/Haverhill Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The 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 7<sup>th</sup> day of June, 2017.

**ATTEST:**

**HYPOLUXO/HAVERHILL  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



Hypoluxo/Haverhill  
Community Development District

**Final Budget For  
Fiscal Year 2017/2018  
October 1, 2017 - September 30, 2018**

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- IV ASSESSMENT COMPARISON

**FINAL BUDGET**  
**HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	<b>FISCAL YEAR 2017/2018 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	69,083
Debt Assessments	99,827
Other Revenues	0
Interest Income	120
<b>TOTAL REVENUES</b>	<b>\$ 169,030</b>
<b>EXPENDITURES</b>	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	1,500
Management	24,252
Secretarial	4,200
Legal	7,000
Assessment Roll	5,000
Audit Fees	3,400
Insurance	6,356
Legal Advertisements	1,100
Miscellaneous	800
Postage	275
Office Supplies	400
Dues & Subscriptions	175
Trustee Fee	3,700
Continuing Disclosure Fee	1,000
Website Management	1,500
<b>TOTAL EXPENDITURES</b>	<b>\$ 66,058</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 102,972</b>
Bond Payments	(93,837)
<b>BALANCE</b>	<b>\$ 9,135</b>
County Appraiser & Tax Collector Fee	(3,378)
Discounts For Early Payments	(6,757)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (1,000)</b>
Carryover From Prior Year	1,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	62,412	59,750	69,083	Expenditures Less Interest & Carryover/.94
Debt Assessments	122,507	125,080	99,827	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	115	120	120	Projected At \$10 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 185,034</b>	<b>\$ 184,950</b>	<b>\$ 169,030</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	2,800	5,000	5,000	No Change From 2016/2017 Budget
Payroll Taxes (Employer)	214	400	400	Projected At 8% Of Supervisor Fees
Engineering	1,000	1,500	1,500	No Change From 2016/2017 Budget
Management	23,604	23,760	24,252	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2016/2017 Budget
Legal	5,943	7,000	7,000	No Change From 2016/2017 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,300	3,300	3,400	\$100 Increase From 2016/2017 Budget
Insurance	5,665	6,375	6,356	Insurance Company Estimate
Legal Advertisements	1,218	1,100	1,100	No Change From 2016/2017 Budget
Miscellaneous	316	900	800	\$100 Decrease From 2016/2017 Budget
Postage	63	300	275	\$25 Decrease From 2016/2017 Budget
Office Supplies	329	400	400	No Change From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Trustee Fee	3,717	3,800	3,700	\$100 Decrease From 2016/2017 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2016/2017 Budget
Website Management	1,500	1,500	1,500	No Change From 2016/2017 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 60,044</b>	<b>\$ 65,710</b>	<b>\$ 66,058</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 124,990</b>	<b>\$ 119,240</b>	<b>\$ 102,972</b>	
Bond Payments	(116,106)	(117,575)	(93,837)	2018 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 8,884</b>	<b>\$ 1,665</b>	<b>\$ 9,135</b>	
County Appraiser & Tax Collector Fee	(913)	(3,697)	(3,378)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(6,854)	(7,393)	(6,757)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 1,117</b>	<b>\$ (9,425)</b>	<b>\$ (1,000)</b>	
Carryover From Prior Year	0	9,425	1,000	Carryover Balance From Prior Years
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 1,117</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	11	50	20	Projected Interest For 2016/2017
NAV Tax Collection	116,106	117,575	93,837	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 116,117</b>	<b>\$ 117,625</b>	<b>\$ 93,857</b>	
<b>EXPENDITURES</b>				
Principal Payments	35,000	40,000	60,000	Principal Payment Due In 2018
Interest Payments	81,338	77,625	27,594	Interest Payments Due In 2018
Bond Redemption	0	0	6,263	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 116,338</b>	<b>\$ 117,625</b>	<b>\$ 93,857</b>	
<b>Excess/Shortfall</b>	<b>\$ (221)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2017 Bond Refunding Information**

Original Par Amount =	\$1,195,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.52% - 6.75%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2017		
Maturity Date =	May 2033		

## Hypoluxo/Haverhill Community Development District Assessment Comparison

	Original Projected <u>Assessment*</u>	Fiscal Year 2014/2015 <u>Assessment*</u>	Fiscal Year 2015/2016 <u>Assessment*</u>	Fiscal Year 2016/2017 <u>Assessment*</u>	Fiscal Year 2017/2018 <u>Projected Assessment*</u>
O & M	\$ 188.30	\$ 219.28	\$ 227.66	\$ 218.07	\$ <b>252.13</b>
<u>Debt</u>	<u>\$ 457.71</u>	<u>\$ 455.31</u>	<u>\$ 446.91</u>	<u>\$ 456.50</u>	<u>\$ <b>364.33</b></u>
Total	<b>\$ 646.01</b>	<b>\$ 674.59</b>	<b>\$ 674.57</b>	<b>\$ 674.57</b>	<b>\$ 616.46</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 274

**RESOLUTION NO. 2017-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Hypoluxo/Haverhill Community Development District ("District") to establish a regular meeting schedule for fiscal year 2017/2018; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2017/2018 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2017/2018 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 7<sup>th</sup> day of June, 2017.

**ATTEST:**

**HYPOLUXO/HAVERHILL  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Hypoluxo/Haverhill Community Development District will hold Regular Meetings in the Conference Room of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. located at Centurion Tower, 1601 Forum Place, Suite 400, West Palm Beach, Florida 33401 at 8:30 a.m. on the following dates:

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November 8, 2017  
December 13, 2017  
January 10, 2018  
February 14, 2018  
March 14, 2018  
April 11, 2018  
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June 13, 2018  
July 11, 2018  
August 8, 2018  
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**HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT**

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**PUBLISH: THE PALM BEACH POST 00/00/2017**