



**HYPOLUXO/HAVERHILL
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MARCH 8, 2022
9:00 A.M.**

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

www.hypoluxohaverhillcdd.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
HYPOLUXO/HAVERHILL
COMMUNITY DEVELOPMENT DISTRICT
Special District Services, Inc. Conference Room
2501A Burns Road,
Palm Beach Gardens, FL 33410
REGULAR BOARD MEETING
March 8, 2022
9:00 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. February 8, 2022 Regular Board Meeting.....Page 3
- G. Old Business
 - 1. Update on Tree Trimming Policy
 - 2. Update on Irrigation Permit Policy
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 6
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - PublicNotice was published in said newspaper in issues dated: first date of Publication 12/30/2021 and last date of Publication 12/30/2021. Affiant further says that the said The Palm Beach Post is a newspaper published in 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 he/she 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 said newspaper.

HYPOLUXO HAVERHILL COMM DEV
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000677498
Ad Cost:	\$258.00
Paid:	\$0.00
Balance Due:	\$258.00

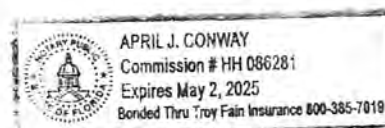
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 3rd day of January, 2022 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



Please see Ad on following page(s).

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**HYPOLUXO/HAVERHILL
COMMUNITY DEVELOPMENT DISTRICT
REVISED FISCAL YEAR 2021/2022
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 Special District Services, Inc. located at the Oaks Center at 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 9:00 a.m. on the following dates:

January 11, 2022
February 8, 2022
March 8, 2022
April 12, 2022
May 10, 2022
June 7, 2022
July 12, 2022
August 9, 2022
September 13, 2022

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to 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
12-30/2021

0000677498-01

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 8, 2022

A. CALL TO ORDER

District Manager Michael McElligott called the February 8, 2022, Regular Board Meeting of the Hypoluxo/Haverhill Community Development District to order at 9:08 a.m. at the Conference Room at Special District Services, Inc, located at 2501 A Burns Road, Palm Beach Gardens, Florida, 33410.

B. PROOF OF PUBLICATION

Mr. McElligott presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on December 30, 2021, as legally required.

C. ESTABLISH A QUORUM

Mr. McElligott 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 Brett Osinski and Ashkan Dehghani.

Staff in attendance were District Manager Michael McElligott of Special District Services, Inc., District Engineer Fred Roth of Michael B. Schorah and Associates, Inc and District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance is a landowner, Mr. Larry Davis.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. October 12, 2021, Regular Board Meeting

Mr. McElligott presented the minutes of the October 12, 2021, Regular Board Meeting and asked if there were any changes and/or corrections. There were no corrections noted. A **motion** was then made by Mr. Dehghani, seconded by Mr. Messler, and unanimously passed to approve the minutes of the October 12, 2021, 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
FEBRUARY 8, 2022

H. NEW BUSINESS

1. Update Regarding tree Trimming Around the Lakes

Mr. McElligott informed the Board that the tree work was completed. The next step is going to be the creation of a formal policy to use going forward with regards to tree trimming and planting. District Attorney Mr. Pawelczyk explained the rule making process to the Board. The hope is to bring back the policy for Board review in a few months.

2. Discussion Regarding New and/or Modifications to Existing Irrigation from the Lake from Lakeside Lots

Mr. McElligott explained the request from the landowner, Mr. Larry Davis, regarding putting in an irrigation system pulling from the lake for his lakeside lot. Mr. Davis gave a brief explanation of what he is wanting to do, and also explained to the Board that he has been waiting a few months for a Board meeting so he can move forward, should the Board not object. District Engineer Mr. Roth explained that SFWMD does not require an individual permit for this type of installation. Mr. Roth went over the various aspects to this type of installation. Mr. Roth and Mr. Pawelczyk suggested that the Board create a policy regarding issuing permits for these types of requests going forward. Mr. Roth said he will use existing language from SFWMD permits to craft a CDD permit that Mr. Pawelczyk will review. The final product will be brought back to the Board at a future meeting for approval.

With regards to Mr. Davis and his specific request for his system, a **motion** was made by Mr. Dehghani, seconded by Mr. Gatlin and passed unanimously to allow Mr. Davis to proceed with his irrigation system, subject to final review by Mr. Roth.

3. Discussion Regarding New Meeting Location and/or Time

Mr. McElligott explained that the old office location of the Billing, Cochran, Lyles, Mauro & Ramsey, P.A offices in West Palm Beach was no longer available. Mr. McElligott explained the meeting location requirements and stated that the District already has permission to use the Special District Services, Inc offices or the new Billing, Cochran, Lyles, Mauro & Ramsey, P.A offices in Palm Beach Gardens. Mr. McElligott stated that he has already advertised using the Special District Services, Inc offices for the rest of the year so that they could legally hold the current meeting. At this point the discussion was opened up to the Board to use continue using the current Special District Services, Inc location, to switch to the new Billing, Cochran, Lyles, Mauro & Ramsey, P.A offices location in Palm Beach Gardens or receive other suggestions from the Board. After some discussion the Board decided to leave the meeting time and location as is, at Special District Services, Inc, for the remainder of the fiscal year. There was no further action required.

I. ADMINISTRATIVE MATTERS

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 8, 2022

Mr. McElligott noted that the next meeting would likely kick off budget season.

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Gatlin, seconded by Mr. Osinski and unanimously passed to adjourn the Regular Board Meeting at 9:43 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (“Board”) of the Hypoluxo/Haverhill Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 10, 2022 at 9:00 a.m. in the Special District Services, Inc. Conference Room, 2501A Burns Road, Palm Beach Gardens, Florida 33410, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 8th day of March, 2022.

ATTEST:

**HYPOLUXO/HAVERHILL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Hypoluxo/Haverhill Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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PROPOSED BUDGET
HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M Assessments	82,627
Debt Assessments	99,827
Other Revenues	0
Interest Income	120
TOTAL REVENUES	\$ 182,574
EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	2,500
Management	26,940
Secretarial	4,200
Legal	7,000
Assessment Roll	5,000
Audit Fees	3,600
Insurance	6,000
Legal Advertisements	1,000
Miscellaneous	700
Postage	225
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,400
Website Management	2,000
Lake Maintenance	10,000
TOTAL EXPENDITURES	\$ 78,490
REVENUES LESS EXPENDITURES	\$ 104,084
Bond Payments	(93,837)
BALANCE	\$ 10,247
County Appraiser & Tax Collector Fee	(3,649)
Discounts For Early Payments	(7,298)
EXCESS/ (SHORTFALL)	\$ (700)
Carryover From Prior Year	700
NET EXCESS/ (SHORTFALL)	\$ -

Note: Estimated Fund Balance As Of 9-30-22 is \$30,000.

DETAILED PROPOSED BUDGET
HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
O & M Assessments	69,064	82,649	82,627	Expenditures Less Interest & Carryover/.94
Debt Assessments	99,870	99,827	99,827	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	162	120	120	Projected At \$10 Per Month
TOTAL REVENUES	\$ 169,096	\$ 182,596	\$ 182,574	
EXPENDITURES				
Supervisor Fees	3,400	5,000	5,000	No Change From 2021/2022 Budget
Payroll Taxes (Employer)	260	400	400	Projected At 8% Of Supervisor Fees
Engineering	9,887	2,500	2,500	No Change From 2021/2022 Budget
Management	25,800	26,160	26,940	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2021/2022 Budget
Legal	7,844	7,000	7,000	No Change From 2021/2022 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2021/2022 Audit
Insurance	5,513	6,000	6,000	Insurance Estimate
Legal Advertisements	767	1,100	1,000	\$100 Decrease From 2021/2022 Budget
Miscellaneous	382	700	700	No Change From 2021/2022 Budget
Postage	216	225	225	No Change From 2021/2022 Budget
Office Supplies	289	350	350	No Change From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	3,180	3,500	3,400	\$100 Decrease From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Lake Maintenance	7,916	10,000	10,000	No Change From 2021/2022 Budget
TOTAL EXPENDITURES	\$ 80,229	\$ 77,810	\$ 78,490	
REVENUES LESS EXPENDITURES	\$ 88,867	\$ 104,786	\$ 104,084	
Bond Payments	(95,059)	(93,837)	(93,837)	2023 P & I Payments Less Earned Interest
BALANCE	\$ (6,192)	\$ 10,949	\$ 10,247	
County Appraiser & Tax Collector Fee	(1,335)	(3,650)	(3,649)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(6,522)	(7,299)	(7,298)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (14,049)	\$ -	\$ (700)	
Carryover From Prior Year	0	0	700	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ (14,049)	\$ -	\$ -	

Note: Estimated Fund Balance As Of 9-30-22 is \$30,000.

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	3	25	25	Projected Interest For 2022/2023
NAV Tax Collection	95,059	93,837	93,837	Yearly Maximum Debt Assessment
Total Revenues	\$ 95,062	\$ 93,862	\$ 93,862	
EXPENDITURES				
Principal Payments	70,000	70,000	70,000	Principal Payment Due In 2023
Interest Payments	23,562	20,916	19,152	Interest Payments Due In 2023
Bond Redemption	0	2,946	4,710	Estimated Excess Debt Collections
Total Expenditures	\$ 93,562	\$ 93,862	\$ 93,862	
Excess/Shortfall	\$ 1,500	\$ -	\$ -	

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		

Par Amount As Of 1/1/22 = \$865,000

Hypoluxo/Haverhill Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
O & M	\$ 188.30	\$ 252.03	\$ 251.91	\$ 301.64	\$ 301.57
Debt	\$ 457.71	\$ 364.33	\$ 364.33	\$ 364.33	\$ 364.33
Total	\$ 646.01	\$ 616.36	\$ 616.24	\$ 665.97	\$ 665.90

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 274