



**HYPOLUXO/HAVERHILL
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 13, 2025
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 & PUBLIC HEARING
May 13, 2025
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 11, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments
 - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 7
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule....Page 14
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Hypoluxo Haverhill Comm Dev
Hypoluxo Haverhill Comm Dev
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

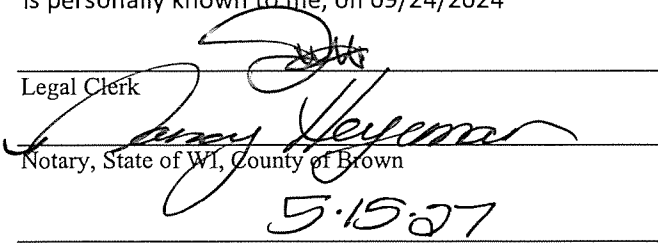
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

09/24/2024

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 09/24/2024

Legal Clerk


Notary, State of WI, County of Brown
5.15.27

My commission expires

Publication Cost: \$239.93
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HYPOLUXO/HAVERHILL
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2024/2025
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 2501A Burns Road,
Palm Beach Gardens, Florida 33410
at 9:00 a.m. on the following dates:
October 8, 2024
November 12, 2024
December 10, 2024
January 14, 2025
February 11, 2025
March 11, 2025
April 8, 2025
May 13, 2025
June 10, 2025
July 8, 2025
August 12, 2025
September 9, 2025

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 ensure 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 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 particular meeting.

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

HYPOLUXO/HAVERHILL
COMMUNITY DEVELOPMENT
DISTRICT
www.hypoluxohaverhillcdd.org
Sept 24, 2024 #10584375

NANCY HEYRMAN
Notary Public
State of Wisconsin

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 11, 2025

A. CALL TO ORDER

District Manager Michael McElligott called the February 11, 2025, Regular Board Meeting of the Hypoluxo/Haverhill Community Development District to order at 9:00 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 September 24, 2024, 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 Nick Watson and Brett Osinski.

Staff in attendance were District Manager Michael McElligott of Special District Services, Inc., and District Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. DECLARE VACANCIES AND CONSIDER NOMINATIONS

Mr. McElligott explained that no one qualified for Seats 1, 2, & 5 at the election in November.

There was a **motion** by Mr. Osinski, with a second by Mr. Messler to declare seats 1, 2, & 5 vacant. That **motion** passed **4-0**.

There was a **motion** by Mr. Osinski, with a second by Mr. Gatlin, to appoint Mr. Tom Messler to Seat 1 for a 4-year term. That **motion** passes **4-0**.

There was a **motion** by Mr. Osinski, with a second by Mr. Messler, to appoint Mr. Ash Dehghani to Seat 2 for a 4-year term. That **motion** passes **4-0**.

There was a **motion** by Mr. Osinski, with a second by Mr. Messler, to appoint Mr. Bernard Gatlin to Seat 5 for a 4-year term. That **motion** passes **4-0**.

E. ADMINISTER OATH OF OFFICE & REVIEW BOARD MEMBER RESPONSIBILITIES

Mr. McElligott administered the Oath of Office and went over the Board Member responsibilities for Mr. Messler and Mr. Gatlin. Mr. Dhegihan was not present; he will have the Oath Administered at the next meeting he attends.

F. ELECTION OF OFFICERS

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 11, 2025

Mr. McElligott explained that with the appointments of Board members, it was appropriate to consider the slate of Officers. The current slate is:

Chair – Tom Messler
Vice Chair – Bernard Gatlin
Assistant Secretary – Brett Osinski
Assistant Secretary – Nick Watson
Assistant Secretary – Ash Dhegihan
Secretary – Michael McElligott
Treasurer – Michale McElligott

After some discussion among the Board, there was a **motion** by Mr. Osinski, with a second by Mr. Gatlin, to keep the slate as is. The **motion** passed **4-0**.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. October 8, 2024, Regular Board Meeting

Mr. McElligott presented the minutes of the October 8, 2024, 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. Osinski, seconded by Mr. Messler, and unanimously **passed** to approve the minutes of the November 8, 2022, Regular Board Meeting, as presented.

J. OLD BUSINESS

1. Consider Tree Trimming Policy

Mr. McElligott reminded the Board that we received the policy from the engineer a day before the last meeting so District Attorney Mr. Cochran did not have time to review and determine if this policy needed to go through rule making procedure or if it could be approved via motion as guidelines. Mr. Cochran stated that it would be appropriate to consider the policy as presented as guidelines.

After some discussion by the Board, there was a **motion** by Mr. Osinski, with a second by Mr. Watson, to approve the Tree Trimming Policy as presented as guidelines. The **motion** passed **4-0**.

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 11, 2025

K. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Mr. McElligott presented Resolution No. 2025-01, entitled:

RESOLUTION NO. 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026;
AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott presented the budget and answered some questions from the Board. Mr. McElligott pointed out that this budget is showing an increase in assessments of \$82.03 per home due to the rising cost of lake maintenance and tree trimming cost. This increase will require letters to be sent. After some discussion, a **motion** was made by Mr. Watson, seconded by Mr. Messler, and **passed 4-0** to adopt Resolution No. 2025-01 as presented, and set the Public Hearing for the Final Budget for May 13, 2025, at 9:00 am.

2. Consider Resolution No. 2025-02 – Registered Agent Change

Mr. Cochran presented Resolution No. 2025-02, entitled:

RESOLUTION NO. 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S
REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING,
COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED
OFFICE.**

Mr. Cochran explained that currently Mr. Lyles in their office is the registered agent for the District, but that Mr. Lyles is in the process of retiring, so a new registered agent from their office needs to be designated. Mr. Pawelczyk is the senior CDD attorney in the office, so they are recommending the Board designate him as the registered agent. After some discussion, a **motion** was made by Mr. Osinski, seconded by Mr. Messler, and **passed 4-0** to adopt Resolution No. 2025-05 as presented appointing Mr. Pawelczyk as the registered agent.

L. ADMINISTRATIVE MATTERS

There were no administrative matters.

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 11, 2025

M. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Osinski, seconded by Mr. Messler and unanimously passed to adjourn the Regular Board Meeting at 9:14 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Publication Date
2025-04-30

Subcategory
Miscellaneous Notices

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 (District) will hold a public hearing on May 13, 2025, at 9:00 a.m. in the Conference Room of The Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2025/2026. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the Districts website www.hypoluxohaverhillcdd.org) or at the offices of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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

Hypoluxo Haverhill Community Development District

www.hypoluxohaverhillcdd.org

4/23, 4/30/25 11237091

RESOLUTION NO. 2025-03

A RESOLUTION OF THE HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Hypoluxo/Haverhill Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 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 2025/2026 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 13th day of May, 2025.

ATTEST:

**HYPOLUXO/HAVERHILL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Hypoluxo/Haverhill Community Development District

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

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- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR
	2025/2026
	BUDGET
REVENUES	
O & M Assessments	105,074
Debt Assessments	99,827
Other Revenues	0
Interest Income	480
TOTAL REVENUES	\$ 205,381
EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	3,000
Management	29,400
Secretarial	4,200
Legal	8,000
Assessment Roll	5,000
Audit Fees	3,500
Insurance	7,400
Legal Advertisements	1,750
Miscellaneous	650
Postage	225
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,200
Website Management	2,000
Lake Maintenance (Tree Trimming)	25,000
TOTAL EXPENDITURES	\$ 99,250
REVENUES LESS EXPENDITURES	\$ 106,131
Bond Payments	(93,837)
BALANCE	\$ 12,294
County Appraiser & Tax Collector Fee	(4,098)
Discounts For Early Payments	(8,196)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

Note: Estimated Fund Balance As Of 9-30-25 is \$10,000.

DETAILED FINAL BUDGET
HYPOLUXO/HAVERHILL 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	82,795	82,598	105,074	Expenditures Less Interest & Carryover/.94
Debt Assessments	99,848	99,827	99,827	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	2,997	480	480	Projected At \$40 Per Month
TOTAL REVENUES	\$ 185,640	\$ 182,905	\$ 205,381	
EXPENDITURES				
Supervisor Fees	3,400	5,000	5,000	No Change From 2024/2025 Budget
Payroll Taxes (Employer)	260	400	400	Projected At 8% Of Supervisor Fees
Engineering	2,833	2,500	3,000	\$500 Increase From 2024/2025 Budget
Management	27,744	28,572	29,400	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	7,998	8,000	8,000	No Change From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,700	3,800	3,500	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,200	7,400	Fiscal Year 2023/2024 Expenditure Was \$6,858
Legal Advertisements	1,543	1,000	1,750	\$750 Increase From 2024/2025 Budget
Miscellaneous	239	650	650	No Change From 2024/2025 Budget
Postage	64	225	225	No Change From 2024/2025 Budget
Office Supplies	257	350	350	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,180	3,200	3,200	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Lake Maintenance (Tree Trimming)	39,654	10,000	25,000	\$15,000 Increase From 2024/2025 Budget
TOTAL EXPENDITURES	\$ 108,841	\$ 82,272	\$ 99,250	
REVENUES LESS EXPENDITURES	\$ 76,799	\$ 100,633	\$ 106,131	
Bond Payments	(95,112)	(93,837)	(93,837)	2026 Principal & Interest Payments
BALANCE	\$ (18,313)	\$ 6,796	\$ 12,294	
County Appraiser & Tax Collector Fee	(1,229)	(3,649)	(4,098)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(6,907)	(7,297)	(8,196)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (26,449)	\$ (4,150)	\$ -	
Carryover From Prior Year	0	4,150	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ (26,449)	\$ -	\$ -	

Note: Estimated Fund Balance As Of 9-30-25 is \$10,000.

DETAILED FINAL DEBT SERVICE FUND BUDGET

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,766	400	750	Projected Interest For 2025/2026
NAV Tax Collection	95,112	93,837	93,837	Yearly Maximum Debt Assessment
Total Revenues	\$ 99,878	\$ 94,237	\$ 94,587	
EXPENDITURES				
Principal Payments	70,000	75,000	75,000	Principal Payment Due In 2026
Interest Payments	18,270	15,561	15,561	Interest Payments Due In 2026
Bond Redemption	0	3,676	4,026	Estimated Excess Debt Collections
Total Expenditures	\$ 88,270	\$ 94,237	\$ 94,587	
Excess/Shortfall	\$ 11,608	\$ -	\$ -	

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 1/1/25 =	\$655,000		

Hypoluxo/Haverhill Community Development District Assessment Comparison

	Fiscal Year 2021/2022	Fiscal Year 2022/2023	Fiscal Year 2023/2024	Fiscal Year 2024/2025	Fiscal Year 2025/2026
	Assessment*	Assessment*	Assessment*	Assessment*	Projected Assessment*
O & M	\$ 301.64	\$ 301.57	\$ 301.50	\$ 301.46	\$ 383.49
<u>Debt</u>	<u>\$ 364.33</u>	<u>\$ 364.33</u>	<u>\$ 364.33</u>	<u>\$ 364.33</u>	<u>\$ 364.33</u>
Total	\$ 665.97	\$ 665.90	\$ 665.83	\$ 665.79	\$ 747.82

* 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. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 13th day of May, 2025

ATTEST:

**HYPOLUXO/HAVERHILL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 9:00 a.m. on the following dates:

**October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
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August 12, 2026
September 9, 2026**

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PUBLISH: THE PALM BEACH POST