



**HYPOLUXO/HAVERHILL
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
FEBRUARY 10, 2026
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
February 10, 2026
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. September 9, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 5
 - 2. Consider Approval of Adjustment to District Counsel Fees.....Page 12
- I. Administrative Matters
- J. Board Member Comments
- K. 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:

WPB Palm Beach Post 10/03/2025
WPB palmbeachpost.com 10/03/2025

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 10/03/2025



Legal Clerk



Notary, State of WI, County of Brown

9-3-201

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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 14, 2025
- November 11, 2025
- December 9, 2025
- January 13, 2026
- February 10, 2026
- March 10, 2026
- April 14, 2026
- May 12, 2026
- June 9, 2026
- July 14, 2026
- August 11, 2026
- September 8, 2026

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
Oct 3, 2024 #11698790

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2025

A. CALL TO ORDER

District Manager Michael McElligott called the September 9, 2025, Regular Board Meeting of the Hypoluxo/Haverhill Community Development District to order at 9:00 a.m. at the conference room of 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. ACCEPT BOARD MEMBER RESIGNATION

Mr. McElligott explained that he had received a call from Supervisor Nick Watson since the last meeting stating that he would like to resign. After a brief discussion, there was a **motion** by Mr. Osinski with a second from Mr. Gatlin, to accept the resignation of Mr. Watson and to declare Seat 3 vacant. The motion **passed 3-0**.

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. 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 Supervisor 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.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

G. APPROVAL OF MINUTES

1. May 13, 2025, Regular Board Meeting

Mr. McElligott presented the minutes of the May 13, 2025, Regular Board Meeting and Public Hearing 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. Gatlin, and unanimously **passed** to approve the minutes of the May 13, 2025, Regular Board Meeting and Public Hearing, as presented.

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2025

H. OLD BUSINESS

There was no old business.

I. NEW BUSINESS

1. Consider Resolution No. 2025-5 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mr. McElligott presented Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott presented the budget and answered any questions by the Board. Following the brief discussion, a **motion** was made by Mr. Osinski, seconded by Mr. Messler and passed unanimously to adopt Resolution No. 2025-05, as presented.

2. Consider Resolution No. 2025-06 – Adopting Goals and Objectives Annual Report

Mr. McElligott presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SERVABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott and Mr. Cochran explained that the Board adopted Goals & Objectives last year, and this is the annual report on how the CDD did on their goals and objectives. The report shows that the that CDD was successful as it pertains to their goals and objectives. Once approved, this report will be added to the CDD’s website.

After a brief discussion among the Board, there was a **motion** by Mr. Osinski, with a second from Mr. Messler, to approve resolution No. 2025-06 – Adopting Goals & Objectives Annual Report as presented. The **motion** carried **3-0**.

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2025

3. 2025 Legislative Update - BCLMR

District Attorney Scott Cochran went of the Legislative Update Memo in the meeting book. He briefed the Board on various legislative changes that may affect the District and answered questions from the Board on those matters. There was no formal action required today.

J. ADMINISTRATIVE MATTERS

Mr. McElligott updated the Board on a request from the HOA to have the CDD do another lake bank survey by the engineer. Mr. McElligott reminded the Board that the CDD did this before in 2019, it cost quite a bit and there were no issues found then. The consensus of the Board was that the survey does not need to be done at this time. Mr. McElligott also reminded the Board to do their Ethics Training by the end of the year and reminded the Board of the videos on the website.

K. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

L. 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 9:15 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for April 14, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 10th day of February, 2026.

ATTEST:

**HYPOLUXO/HAVERHILL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Hypoluxo/Haverhill
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2026/2027 BUDGET |
|--------------------------------------|------------------------------------|
| REVENUES | |
| O & M Assessments | 105,044 |
| Debt Assessments | 99,827 |
| Other Revenues | 0 |
| Interest Income | 600 |
| TOTAL REVENUES | \$ 205,471 |
| EXPENDITURES | |
| Supervisor Fees | 5,000 |
| Payroll Taxes (Employer) | 400 |
| Engineering | 3,000 |
| Management | 30,192 |
| Secretarial | 4,200 |
| Legal | 8,000 |
| Assessment Roll | 5,000 |
| Audit Fees | 3,600 |
| Insurance | 7,800 |
| Legal Advertisements | 1,600 |
| Miscellaneous | 600 |
| Postage | 225 |
| Office Supplies | 350 |
| Dues & Subscriptions | 175 |
| Trustee Fee | 3,200 |
| Website Management | 2,000 |
| Lake Maintenance (Tree Trimming) | 24,000 |
| TOTAL EXPENDITURES | \$ 99,342 |
| REVENUES LESS EXPENDITURES | \$ 106,129 |
| Bond Payments | (93,837) |
| BALANCE | \$ 12,292 |
| County Appraiser & Tax Collector Fee | (4,097) |
| Discounts For Early Payments | (8,195) |
| EXCESS/ (SHORTFALL) | \$ - |
| Carryover From Prior Year | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - |

Note: Estimated Fund Balance As Of 9-30-26 is \$25,000.

DETAILED PROPOSED BUDGET
HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 ACTUAL | FISCAL YEAR 2025/2026 BUDGET | FISCAL YEAR 2026/2027 BUDGET | COMMENTS |
|--------------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| REVENUES | | | | |
| O & M Assessments | 82,782 | 105,074 | 105,044 | Expenditures Less Interest & Carryover/.94 |
| Debt Assessments | 99,881 | 99,827 | 99,827 | Bond Payments/.94 |
| Other Revenues | 0 | 0 | 0 | |
| Interest Income | 1,608 | 480 | 600 | Projected At \$50 Per Month |
| TOTAL REVENUES | \$ 184,271 | \$ 205,381 | \$ 205,471 | |
| EXPENDITURES | | | | |
| Supervisor Fees | 2,800 | 5,000 | 5,000 | No Change From 2025/2026 Budget |
| Payroll Taxes (Employer) | 214 | 400 | 400 | Projected At 8% Of Supervisor Fees |
| Engineering | 0 | 3,000 | 3,000 | No Change From 2025/2026 Budget |
| Management | 28,572 | 29,400 | 30,192 | CPI Adjustment |
| Secretarial | 4,200 | 4,200 | 4,200 | No Change From 2025/2026 Budget |
| Legal | 6,567 | 8,000 | 8,000 | No Change From 2025/2026 Budget |
| Assessment Roll | 5,000 | 5,000 | 5,000 | As Per Contract |
| Audit Fees | 3,400 | 3,500 | 3,600 | Accepted Amount For 2025/2026 Audit |
| Insurance | 6,858 | 7,400 | 7,800 | Fiscal Year 2025/2026 Expenditure Was \$7,269 |
| Legal Advertisements | 648 | 1,750 | 1,600 | \$150 Decrease From 2025/2026 Budget |
| Miscellaneous | 342 | 650 | 600 | \$50 Decrease From 2025/2026 Budget |
| Postage | 212 | 225 | 225 | No Change From 2025/2026 Budget |
| Office Supplies | 300 | 350 | 350 | No Change From 2025/2026 Budget |
| Dues & Subscriptions | 175 | 175 | 175 | No Change From 2025/2026 Budget |
| Trustee Fee | 3,180 | 3,200 | 3,200 | No Change From 2025/2026 Budget |
| Website Management | 2,000 | 2,000 | 2,000 | No Change From 2025/2026 Budget |
| Lake Maintenance (Tree Trimming) | 9,458 | 25,000 | 24,000 | FY 2025/2026 Expenditure As Of 1-31-26 Was \$2,134 |
| TOTAL EXPENDITURES | \$ 73,926 | \$ 99,250 | \$ 99,342 | |
| REVENUES LESS EXPENDITURES | \$ 110,345 | \$ 106,131 | \$ 106,129 | |
| Bond Payments | (95,184) | (93,837) | (93,837) | 2027 Principal & Interest Payments |
| BALANCE | \$ 15,161 | \$ 12,294 | \$ 12,292 | |
| County Appraiser & Tax Collector Fee | (1,189) | (4,098) | (4,097) | Two Percent Of Total Assessment Roll |
| Discounts For Early Payments | (6,839) | (8,196) | (8,195) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$ 7,133 | \$ - | \$ - | |
| Carryover From Prior Year | 0 | 0 | 0 | Carryover Balance From Prior Years |
| NET EXCESS/ (SHORTFALL) | \$ 7,133 | \$ - | \$ - | |

Note: Estimated Fund Balance As Of 9-30-26 is \$25,000.

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

HYPOLUXO/HAVERHILL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 ACTUAL | FISCAL YEAR 2025/2026 BUDGET | FISCAL YEAR 2026/2027 BUDGET | COMMENTS |
|---------------------------|------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| REVENUES | | | | |
| Interest Income | 4,289 | 750 | 1,000 | Projected Interest For 2026/2027 |
| NAV Tax Collection | 95,184 | 93,837 | 93,837 | Yearly Maximum Debt Assessment |
| Total Revenues | \$ 99,473 | \$ 94,587 | \$ 94,837 | |
| EXPENDITURES | | | | |
| Principal Payments | 75,000 | 75,000 | 60,000 | Principal Payment Due In 2027 |
| Interest Payments | 16,506 | 15,561 | 32,063 | Interest Payments Due In 2027 |
| Bond Redemption | 0 | 4,026 | 2,774 | Estimated Excess Debt Collections |
| Total Expenditures | \$ 91,506 | \$ 94,587 | \$ 94,837 | |
| Excess/Shortfall | \$ 7,967 | \$ - | \$ - | |

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 1/1/26 = | \$580,000 | | |

Hypoluxo/Haverhill Community Development District Assessment Comparison

| | Fiscal Year 2022/2023 | Fiscal Year 2023/2024 | Fiscal Year 2024/2025 | Fiscal Year 2025/2026 | Fiscal Year 2026/2027 |
|--------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Assessment* | Assessment* | Assessment* | Assessment* | Projected Assessment* |
| O & M | \$ 301.57 | \$ 301.50 | \$ 301.46 | \$ 383.49 | \$ 383.38 |
| <u>Debt</u> | <u>\$ 364.33</u> |
| Total | \$ 665.90 | \$ 665.83 | \$ 665.79 | \$ 747.82 | \$ 747.71 |

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 274

LAW OFFICES
BILLING & COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
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BRUCE M. RAMSEY
RICHARD T. WOULFE

February 2, 2026

VIA E-MAIL ONLY– MMcElligott@sdsinc.org

Mr. Michael McElligott
District Manager
Special District Services
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
Hypoluxo Haverhill Community Development District
Our File: 467.01049**

Dear Michael:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

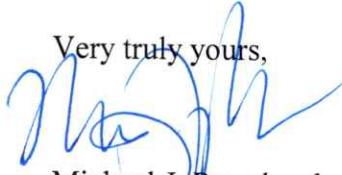
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Michael McElligott
February 2, 2026
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)