



**SUNNYLAND FARMS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**ST. LUCIE COUNTY  
REGULAR BOARD MEETING  
DECEMBER 7, 2016  
3:00 P.M.**

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

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

561.630.4922 Telephone  
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**AGENDA**  
**SUNNYLAND FARMS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Morningside Branch Library - Meeting Room  
2410 SE Morningside Boulevard  
Port St. Lucie, Florida 34952  
**REGULAR BOARD MEETING**  
December 7, 2016  
11:00 a.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Seat New Board Members
- D.** Administer Oath of Office & Review Board Member Responsibilities
- E.** Establish Quorum
- F.** Election of Officers
  - Chairman
  - Vice Chairman
  - Secretary/Treasurer
  - Assistant Secretaries
- G.** Establish Quorum
- H.** Additions or Deletions to Agenda
- I.** Comments from the Public for Items Not on the Agenda
- J.** Approval of Minutes
  - 1. October 28, 2015 Regular Board Meeting.....Page 2
- K.** Old Business
- L.** New Business
  - 1. Consider Resolution No. 2016-01 – Adopting a Fiscal Year 2016/2017 Final Budget.....Page 5
  - 2. Consider Resolution No. 2016-02 – Adopting a Fiscal Year 2015/2016 Amended Budget.....Page 10
- M.** Administrative Matters
- N.** Board Members Comments
- O.** Adjourn

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**St. Lucie News Tribune**

Nov. 28, 2016

Miscellaneous Notices

SUNNYLAND FARMS  
COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR  
BOARD MEETING

NOTICE IS HEREBY GIVEN that a Regular Board Meeting of the Sunnyland Farms Community Development District will be held at 3:00 p.m. on December 7, 2016, in a Meeting Room of the Morningside Branch Library located at 2410 SE Morningside Boulevard, Port St. Lucie, Florida 34952. The purpose of the Regular Board Meeting is to conduct any business to come before the Board. A copy of the Agenda for this meeting 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.

From time to time one or more Supervisors may participate in the Regular Board Meeting by telephone; therefore, at the location of the meeting there will be a speaker telephone present so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. The meeting 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 this meeting, such person will need a record of the proceeding and such person may need to insure that a verbatim record of the proceeding 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 this 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 meetings.

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

Sunnyland Farms Community  
Development District  
[www.sunnylandfarmscdd.org](http://www.sunnylandfarmscdd.org)  
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SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 28, 2015

**A. CALL TO ORDER**

District Manager Richard Ellington called the October 28, 2015, Regular Board Meeting of the Sunnyland Farms Community Development District to order at 11:00 a.m. in a Meeting Room of the Morningside Branch Library located at 2410 Morningside Boulevard, Port St. Lucie, Florida 34952.

**B. PROOF OF PUBLICATION**

Mr. Ellington presented proof of publication that notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on October 19, 2015, as legally required.

**C. ESTABLISH A QUORUM**

Present and constituting a quorum were Domenick Paparone, Wayne Shaffer and Rob Scialla.

Also present was District Manager Richard Ellington of Special District Services, Inc.

**D. ADDITIONS AND 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 22, 2014, Regular Board Meeting**

Mr. Ellington presented the minutes of the October 22, 2014, Regular Board Meeting. Without comment, Mr. Shaffer **moved** their approval, seconded by Mr. Paparone to approve the minutes of the October 22, 2014, Regular Board Meeting, as presented. Upon being put to a vote, the **motion** carried 3 to 0.

**G. OLD BUSINESS**

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

**H. NEW BUSINESS**

**1. Consider Resolution No. 2015-01 – Adopting a Fiscal Year 2015/2016 Final Budget**

SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 28, 2015

Mr. Ellington presented Resolution No. 2015-01, entitled:

**RESOLUTION NO. 2015-01**

**A RESOLUTION OF THE SUNNYLAND FARMS COMMUNITY  
DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR  
2015/2016 BUDGET.**

Mr. Ellington indicated that the proposed budget for the current fiscal year would remain exactly the same as it had been for the prior year. Mr. Ellington indicated that this was a very austere budget, based upon the fact that the District was not really active at this time. Mr. Scialla then **moved** approval and Mr. Papparone seconded that Resolution No. 2015-01 be approved, as presented. That **motion** carried 3 to 0.

**2. Consider Resolution No. 2015-02 – Adopting a Fiscal Year 2014/2015 Amended Budget**

Mr. Ellington presented Resolution No. 2015-02, entitled:

**RESOLUTION NO. 2015-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE SUNNYLAND FARMS COMMUNITY DEVELOPMENT  
DISTRICT AUTHORIZING AND ADOPTING AN AMENDED  
FINAL FISCAL YEAR 2014/2015 BUDGET (“AMENDED  
BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA  
STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Ellington presented the amended budget showing that the District had not spent the total amount of the budget, which had been previously adopted and indicated the line items where the amounts had met the budgeted amounts. With that explanation, Mr. Scialla **moved** approval, Mr. Shaffer seconded to approve Resolution No. 2015-02, as presented. That **motion** carried 3 to 0.

**I. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**J. BOARD MEMBER COMMENTS**

Mr. Scialla asked about the necessity of meeting in the County where the District was located. Mr. Ellington indicated that that was a requirement of State law and unfortunately, even though the offices are only 2 minutes apart in Palm Beach Gardens, the District is located in St. Lucie County and thus, we must meet in St. Lucie County.

SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 28, 2015

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Shaffer, seconded by Mr. Paparone to adjourn the Regular Board Meeting at 11:10 a.m. That **motion** carried 3 to 0.

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Secretary

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Chairperson

**RESOLUTION NO. 2016-01**

**A RESOLUTION OF THE SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2016/2017 BUDGET.**

**WHEREAS**, the Sunnyland Farms Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2016/2017 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 SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2016/2017 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 December, 2016.

**ATTEST:**

**SUNNYLAND FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Sunnyland Farms  
Community Development District

**Final Budget For  
Fiscal Year 2016/2017  
October 1, 2016 - September 30, 2017**



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- I FINAL BUDGET
- II DETAILED FINAL BUDGET

**FINAL BUDGET**  
**SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	<b>FISCAL YEAR 2016/2017 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	0
Developer Contribution	4,615
Debt Assessments	0
Interest Income	10
<b>TOTAL REVENUES</b>	<b>\$ 4,625</b>
<b>EXPENDITURES</b>	
Supervisor Fees	0
Engineering/Inspections	0
Management	3,000
Legal	500
Assessment Roll	0
Audit Fees	0
Arbitrage Rebate Fee	0
Insurance	0
Legal Advertisements	500
Miscellaneous	250
Postage	100
Office Supplies	100
Dues & Subscriptions	175
Trustee Fees	0
Continuing Disclosure Fee	0
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,625</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>
Bond Payments	0
<b>BALANCE</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	FISCAL YEAR 2014/2015 ACTUAL	FISCAL YEAR 2015/2016 BUDGET	FISCAL YEAR 2016/2017 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	0	0	0	
Developer Contribution	3,843	4,615	4,615	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	10	10	No Change From 2015/2016 Budget
<b>TOTAL REVENUES</b>	<b>\$ 3,843</b>	<b>\$ 4,625</b>	<b>\$ 4,625</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	0	0	0	No Change From 2015/2016 Budget
Engineering/Inspections	0	0	0	No Change From 2015/2016 Budget
Management	3,000	3,000	3,000	No Change From 2015/2016 Budget
Legal	192	500	500	No Change From 2015/2016 Budget
Assessment Roll	0	0	0	No Change From 2015/2016 Budget
Audit Fees	0	0	0	No Change From 2015/2016 Budget
Arbitrage Rebate Fee	0	0	0	No Change From 2015/2016 Budget
Insurance	0	0	0	No Change From 2015/2016 Budget
Legal Advertisements	370	500	500	No Change From 2015/2016 Budget
Miscellaneous	0	250	250	No Change From 2015/2016 Budget
Postage	74	100	100	No Change From 2015/2016 Budget
Office Supplies	32	100	100	No Change From 2015/2016 Budget
Dues & Subscriptions	175	175	175	No Change From 2015/2016 Budget
Trustee Fees	0	0	0	No Change From 2015/2016 Budget
Continuing Disclosure Fee	0	0	0	No Change From 2015/2016 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,843</b>	<b>\$ 4,625</b>	<b>\$ 4,625</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Bond Payments	0	0	0	2017 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
County Appraiser & Tax Collector Fee	0	0	0	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	0	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**RESOLUTION NO. 2016-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2015/2016 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Sunnyland Farms Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Amended Budget for Fiscal Year 2015/2016 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant 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 December, 2016.

**ATTEST:**

**SUNNYLAND FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Sunnyland Farms  
Community Development District

**Amended Final Budget For  
Fiscal Year 2015/2016  
October 1, 2015 - September 30, 2016**

**AMENDED FINAL BUDGET**  
**SUNNYLAND FARMS COMMUNITY DISTRICT**  
**FISCAL YEAR 2015/2016**  
**OCTOBER 1, 2015 - SEPTEMBER 30, 2016**

	<b>FISCAL YEAR 2015/2016 BUDGET 10/1/15 - 9/30/16</b>	<b>AMENDED FINAL BUDGET 10/1/15 - 9/30/16</b>	<b>YEAR TO DATE ACTUAL 10/1/15 - 9/29/16</b>
<b>REVENUES</b>			
O & M Assessments	0	0	0
Debt Assessments	0	0	0
Developer Contribution	4,615	4,610	4,264
Interest Income	10	0	0
<b>Total Revenues</b>	<b>\$ 4,625</b>	<b>\$ 4,610</b>	<b>\$ 4,264</b>
<b>EXPENDITURES</b>			
Supervisor Fees	0	0	0
Engineering/Inspections	0	0	0
Management	3,000	3,000	3,000
Legal	500	800	800
Assessment Roll	0	0	0
Audit Fees	0	0	0
Insurance	0	0	0
Legal Advertisements	500	350	134
Miscellaneous	250	200	85
Postage	100	25	21
Office Supplies	100	60	49
Dues & Subscriptions	175	175	175
Trustee Fee	0	0	0
Continuing Disclosure Fee	0	0	0
		0	0
<b>Total Expenditures</b>	<b>\$ 4,625</b>	<b>\$ 4,610</b>	<b>\$ 4,264</b>
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Fund Balance As Of 9/30/2015
Projected FY 2015/2016 Activity
Projected Fund Balance As Of 9/30/2016

\$4
\$0
\$4