



**SUNNYLAND FARMS
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
SPECIAL BOARD MEETING
APRIL 15, 2021
10:30 A.M.**

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

www.sunnylandfarmscdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
SUNNYLAND FARMS
COMMUNITY DEVELOPMENT DISTRICT
Conference Room of Tradition Management Offices
10807 SW Tradition Square
Port St. Lucie, Florida 34987
SPECIAL BOARD MEETING
April 15, 2021
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Appointment to Board Vacancy
- D. Administer Oath of Office and Review Board Member Duties and Responsibilities
- E. Seat New Board Member
- F. Establish a Quorum
- G. Accept Board Member Resignation.....Page 2
- H. Consider Appointments to Board Vacancies
- I. Administer Oath of Office and Review Board Member Duties and Responsibilities
- J. Additions or Deletions to Agenda
- K. Comments from the Public for Items Not on the Agenda
- L. Approval of Minutes
 - 1. April 17, 2020 Regular Board Meeting.....Page 3
- M. Old Business
- N. New Business
- O. Administrative Matters
- P. Board Members Comments
- Q. Adjourn

Publication Date
2021-04-05

Subcategory
Miscellaneous Notices

SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL BOARD MEETING NOTICE IS HEREBY GIVEN that a Special Board Meeting of the Sunnyland Farms Community Development District (the "District") will be held at 10:30 a.m. on April 15, 2021, in the Conference Room of Tradition Management Offices located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987. The purpose of the Special Board Meeting is to conduct any business to come before the Board. A copy of the agenda for this meeting may be obtained by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least five (5) days prior to the date of the meeting. From time to time one or more Supervisors may participate in the Special 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 meeting. Sunnyland Farms Community Development District PUB:04/05/21 TCN4669196

Thursday, April 16, 2020

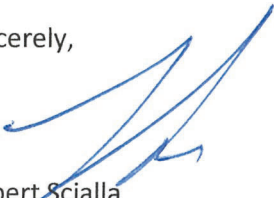
Steve Neiberg, Managing Member
Sunnyland Farms, LLC
2401 Captains Way
Jupiter, FL 33477

Re: Resignation from Sunnyland Farms CDD Board

Dear Steve;

This will serve as notice of my resignation from continued service on the Sunnyland Farms CDD Board for Special District Services, effective immediately following the April 17th, 2020 Annual Meeting.

Sincerely,



Robert Scialla
1024 Country Club Dr.,
North Palm Beach, FL 33408

CC: Special District Services, Inc.
2501 A Burns Road
Palm Beach Gardens, FL 33410

SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 17, 2020

A. CALL TO ORDER

District Manager Michael McElligott called the April 17, 2020, Regular Board Meeting of the Sunnyland Farms Community Development District to order at 11:00 a.m. via conference call number 877-402-9753, access code 5191217 per Governor's EO 20-69, as amended.

B. PROOF OF PUBLICATION

Mr. McElligott presented proof of publication that notice of the Regular Board Meeting had been published in the *Stuart News* on April 1, 2020, as legally required.

C. ESTABLISH A QUORUM

Present on the conference call and constituting a quorum were Steven Neiberg, Francine Neiberg, Wayne Shaffer, and Rob Scialla.

Also present on the conference call were District Managers Michael McElligott and Peter Pimentel of Special District Services, Inc.

D. ADDITIONS AND DELETIONS TO THE AGENDA

There was a request to add to the agenda designating Mr. McElligott as Secretary and Treasure. There was also a request to add to the agenda consider resignation and possible new appointment. There was no objection.

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. December 7, 2016, Regular Board Meeting

Mr. McElligott presented the minutes of the December 7, 2016, Regular Board Meeting. Without comment, Mr. Scialla **moved** their approval, seconded by Mr. Neiberg to approve the minutes of the December 7, 2016, Regular Board Meeting, as presented. Upon being put to a vote, the **motion** carried 4 to 0.

G. OLD BUSINESS

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

H. NEW BUSINESS

SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 17, 2020

**1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2017/2018
Final Budget**

Mr. McElligott presented Resolution No. 2020-01, entitled:

RESOLUTION NO. 2020-01

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

**2. Consider Resolution No. 2020-02 – Adopting a Fiscal Year 2016/2017
Amended Budget**

Mr. McElligott presented Resolution No. 2020-02, entitled:

RESOLUTION NO. 2020-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE SUNNYLAND FARMS COMMUNITY DEVELOPMENT
DISTRICT AUTHORIZING AND ADOPTING AN AMENDED
FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED
BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA
STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**3. Consider Resolution No. 2020-03 – Adopting a Fiscal Year 2017/2018
Final Budget**

Mr. McElligott presented Resolution No. 2020-03, entitled:

RESOLUTION NO. 2020-03

**A RESOLUTION OF THE SUNNYLAND FARMS COMMUNITY
DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR
2018/2019 BUDGET.**

**4. Consider Resolution No. 2020-04 – Adopting a Fiscal Year 2017/2018
Amended Budget**

Mr. McElligott presented Resolution No. 2020-04, entitled:

RESOLUTION NO. 2020-04

SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 17, 2020

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2017/2018 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

5. Consider Resolution No. 2020-05 – Adopting a Fiscal Year 2019/2020 Final Budget

Mr. McElligott presented Resolution No. 2020-05, entitled:

RESOLUTION NO. 2020-05

A RESOLUTION OF THE SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2019/2020 BUDGET.

6. Consider Resolution No. 2020-06 – Adopting a Fiscal Year 2018/2019 Amended Budget

Mr. McElligott presented Resolution No. 2020-06, entitled:

RESOLUTION NO. 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2018/2019 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

7. Consider Resolution No. 2020-07 – Adopting a Fiscal Year 2020/2021 Final Budget

Mr. McElligott presented Resolution No. 2020-07, entitled:

RESOLUTION NO. 2020-07

A RESOLUTION OF THE SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2020/2021 BUDGET.

SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 17, 2020

Mr. McElligott presented all the budgets and explained that since the Board has not met for the last several years there was a need to approve budgets even for years that have since been completed. After some discussion, Mr. Scialla **moved** and Mr. Neiberg seconded that the slate of Resolutions No. 2020-01 through 2020-07 be approved, as presented. That **motion** carried 4 to 0.

8. Consider Resolution No. 2020-08 – Authorizing Electronic Approvals and Check Signers

Mr. McElligott presented Resolution No. 2020-08, entitled:

RESOLUTION NO. 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE ENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott explained that this resolution allows the district to use new, more efficient ways to accept and pay bills electronically and setting up who can approve those bills and payments. After some discussion, Mr. Scialla **moved** and Mr. Neiberg seconded to approve Resolution No. 2020-08, as presented. That **motion** carried 4 to 0.

9. Consider Resolution No. 2020-09 – Adopting a Fiscal Year 2020/2021 Meeting Schedule

Mr. McElligott presented Resolution No. 2020-09, entitled:

RESOLUTION NO. 2020-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 17, 2020

Mr. McElligott presented a proposed meeting schedule for next year. With no changes, Mr. Scialla **moved**, and Mr. Neiberg seconded to approve Resolution No. 2020-09, as presented. That **motion** carried 4 to 0.

10. Consider Resolution No. 2020-10 – Calling for a Landowner’s Meeting

Mr. McElligott presented Resolution No. 2020-10, entitled:

RESOLUTION NO. 2020-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT
ORDERING AND CALLING FOR A LANDOWNERS’ MEETING AND
PUBLIC NOTICE THEREOF FOR THE SUNNYLAND FARMS
COMMUNITY DEVELOPMENT DISTRICT’S ELECTION OF
MEMBERS TO THE BOARD OF SUPERVISORS**

With no changes, Mr. Scialla **moved**, and Mr. Neiberg seconded to approve Resolution No. 2020-10, as presented. That **motion** carried 4 to 0.

11. Consider Appointing Mr. McElligott as Secretary and Treasure

Mr. McElligott explained that the previous secretary and treasurer, Mr. Ellington, has since retired and recommended Mr. McElligott be appointed as the replacement so he could continue to perform those tasks. Mr. Scialla **moved**, and Mr. Neiberg seconded to appoint Mr. McElligott as Secretary and Treasure. That **motion** carried 4 to 0.

12. Consider Resignation of Wayne Shaffer

After thanks from the other Board members to Mr. Shaffer for his services, Mr. Scialla **moved**, and Mr. Neiberg seconded to accept the resignation of Wayne Shaffer effective at the end of this meeting. That **motion** carried 4 to 0.

13. Consider Appointing Ken Schatz to a Vacant Board Seat

There was some discussion regarding appointing Mr. Schatz to a vacant Board seat, however, it was determined that since he is not a resident of Florida he would not qualify.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

J. BOARD MEMBER COMMENTS

SUNNYLAND FARMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 17, 2020

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 Mrs. Neiberg, seconded by Mr. Neiberg to adjourn the Regular Board Meeting at 11:16 a.m. That **motion** carried 4 to 0.

Secretary

Chairperson