



**EAGLE BEND
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 29, 2024
2:00 P.M.**

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

www.eaglebendcdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
10807 SW Tradition Square
Port St. Lucie, Florida 34987
REGULAR BOARD MEETING & PUBLIC HEARING
August 29, 2024
2:00 P.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. April 4, 2024 Special Organizational Meeting.....Page 2
- G. **Public Hearing – Fiscal Year 2023/2024**
 - 1. Proof of Publication.....Page 9
 - 2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget
 - 3. Consider Resolution No. 2024-13 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 10
- H. **Public Hearing – Fiscal Year 2024/2025**
 - 1. Proof of Publication.....Page 15
 - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
 - 3. Consider Resolution No. 2024-14 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 16
- I. Old Business
- J. New Business
 - 1. Consider Resolution No. 2024-15 – Adopting a Fiscal Year 2024/2025 Meeting Schedule..Page 21
 - 2. Consider Resolution No. 2024-16 – Adopting Goals and Objectives.....Page 23
 - 3. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 26
- K. Administrative and Operational Matters
- L. Board Members & Staff Closing Comments
- M. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

c/o Special District Services, Inc.
Eagle Bend CDD
2501 Burns Road
Palm Beach Gardens FL 33410

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

05/20/2024

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 05/20/2024

Legal Clerk

Notary, State of WI, County of Brown

3-7-27

My commission expires

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Notary Public
State of Wisconsin

EAGLE BEND COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
REGULAR BOARD MEETING
SCHEDULE

NOTICE IS HEREBY GIVEN that the Eagle Bend Community Development District ("District") will conduct Regular Board Meetings of the Board of Supervisors ("Board") for the purpose of conducting the business of the District that may properly come before the Board. The following meetings will be held at 2:00 p.m. in the offices of Special District Services, Inc. located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987 on the following dates:

- May 30, 2024
- June 27, 2024
- July 25, 2024
- August 29, 2024
- September 26, 2024

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that one or more Supervisors may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a meeting is advised that they will need a record of the 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.

EAGLE BEND COMMUNITY
DEVELOPMENT DISTRICT
www.eaglebendcdd.org
Publish: May 20, 2024 TCN10177838

**EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ORGANIZATIONAL MEETING MINUTES
APRIL 4, 2024**

A. CALL TO ORDER

District Manager Frank Sakuma called the April 4, 2024, Special Organizational Meeting of the Eagle Bend Community Development District (the “District”) to order at 10:32 a.m. at the offices of Special District Services located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Special Organizational Meeting had been published in *The Press Journal* on March 25, 2024, as legally required.

C. SEAT NEW BOARD MEMBERS (FROM ORDINANCE)

Christopher Dekker, Tom Dekker, and Maria Vieira were in attendance and were recognized as having taken their seats as Members of the Board of Supervisors designated by the City of Port St. Lucie, Ordinance No. 24-004.

D. ADMINISTER OATHS OF OFFICE & REVIEW BOARD MEMBERS RESPONSIBILITIES AND DUTIES

Mr. Sakuma administered the Oaths of Office to Christopher Dekker, Tom Dekker, and Maria Vieira. Nikolaus Schroth’s Oath of Office was administered at 10:39 a.m. Mr. Sakuma, with the assistance of attorney Michael Pawelczyk, explained to the newly sworn in Board Members that they were public officials and were subject to State Ethics Laws, Sunshine Laws, and public records requests. He also provided *New Supervisor Packages* to each Supervisor, providing further information on their roles and responsibilities.

E. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance:

Christopher Dekker, Tom Dekker, and Maria Vieira.

Nikolaus M. Schroth arrived at 10:39 a.m.

Also in attendance were Frank Sakuma and Stephanie Brown of Special District Services, Inc.; and Attorney Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

F. ELECTION OF OFFICERS

A **motion** was made by Mr. Tom Dekker, seconded by Ms. Vieira, and unanimously passed electing the following slate of officers:

Chairman: Christopher Dekker
Vice Chair: Nikolaus M. Schroth
Secretary/Treasurer: Stephanie Brown
Assistant Secretary: Tom Dekker
Assistant Secretary: Maria Vieira

G. ADDITIONS OR DELETIONS TO 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.

I. NEW BUSINESS

1. Consider Appointment of District Manager

Mr. Sakuma presented a proposed District management agreement with Special District Services, Inc.

A **motion** was made by Ms. Vieira, seconded by Mr. Tom Dekker, and unanimously passed to approve the proposed District Management Agreement for Services in substantial form, authorizing the Chairman to negotiate several sections, and subject to clarification of CPI increase.

2. Consider Appointment of District General Counsel

Mr. Sakuma presented a proposal to serve as District Counsel from Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

A **motion** was made by Mr. Christopher Dekker, seconded by Mr. Tom Dekker, and unanimously passed to approve the appointment of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. to District counsel.

3. Consider Designating a Registered Agent and Office

A **motion** was made by Mr. Tom Dekker, seconded by Mr. Schroth, and unanimously passed to designate Dennis E. Lyles as the registered agent and Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the registered office.

4. Designating Local Records Office

A **motion** was made by Mr. Christopher Dekker, seconded by Mr. Schroth, and unanimously passed to designate the Special District Services' Tradition office (10807 SW Tradition Square, Port St. Lucie, Florida 34987) as the local records office.

5. Consider Resolution No. 2024-01 Adopting a Public Comment Policy

Mr. Sakuma presented Resolution 2024-01, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING A PUBLIC COMMENT POLICY, PROVIDING MEMBERS OF THE PUBLIC WITH A REASONABLE OPPORTUNITY TO BE HEARD AT DISTRICT BOARD MEETINGS IN ACCORDANCE WITH SECTION 286.0114, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Tom Dekker, seconded by Mr. Christopher Dekker, and unanimously passed adopting Resolution 2024-01 - Adopting a Public Comment Policy.

6. Consider Resolution No. 2024-02 Adopting Legal Defense Policy

Mr. Sakuma presented Resolution 2024-02, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE POLICY OF THE DISTRICT WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Christopher Dekker, seconded by Mr. Schroth, and unanimously passed adopting Resolution 2024-02 Adopting Legal Defense Policy.

7. Consider Authorization to Obtain General Liability and Public Officers Insurance

This item was tabled.

8. Consider Resolution No. 2024-03 Authorizing Chairman to Execute Plats, Permits and Conveyances

Mr. Sakuma presented Resolution 2024-03, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRPERSON AND/OR VICE CHAIRPERSON THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH

AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Christopher Dekker, seconded by Mr. Schroth, and unanimously passed adopting Resolution 2024-03 Authorizing the Chairman to Execute Plats, Permits and Conveyances.

9. Consider Resolution 2024-04 Setting the FY2023/2024 Regular Meeting Schedule and Location

Mr. Sakuma presented Resolution 2024-04, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Christopher Dekker, seconded by Mr. Tom Dekker, and unanimously passed adopting Resolution 2024-04 Setting the FY 2023/2024 Regular Meeting Schedule and Location establishing a monthly meeting to be held on the last Thursday of every month at 2:00 p.m. at the Special District Services' Tradition location.

10. Consider Resolution No. 2024-05 Ordering and Calling for Initial Landowner's Meeting and Public Notice Thereof

Mr. Sakuma presented Resolution 2024-05, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR THE INITIAL LANDOWNERS' MEETING AND PUBLIC NOTICE THEREOF FOR THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT'S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS

A **motion** was made by Mr. Christopher Dekker, seconded by Mr. Tom Dekker, and unanimously passed adopting Resolution 2024-05 Ordering and Calling for Initial Landowner's Meeting and Public Notice Thereof.

11. Consider Resolution No. 2024-06 Approving Proposed FY 2023/2024 Annual Budget and Setting a Public Hearing Date for Final Adoption

Mr. Sakuma presented Resolution 2024-06, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Vieira, seconded by Mr. Schroth, and unanimously passed adopting Resolution 2024-06 Approving the alternate Proposed FY 2023/2024 Annual Budget and Setting a Public Hearing Date for August 29, 2024, at 2:00 p.m. to be held at the Special District Services' Tradition office.

12. Consider Resolution No. 2024-07 Approving Proposed FY 2024/2025 Annual Budget and Setting a Public Hearing Date for Final Adoption

Mr. Sakuma presented Resolution 2024-07, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Tom Dekker, seconded by Mr. Chris Dekker, and unanimously passed adopting Resolution 2024-07 Approving the Proposed FY 2024/2025 Annual Budget and Setting a Public Hearing Date for August 29, 2024, at 2:00 p.m. to be held at the Special District Services' Tradition office.

13. Consider Developer's Funding Agreement for FY 2023/2024 & 2024/2025

Mr. Sakuma presented the Developer's funding agreement.

A **motion** was made by Ms. Vieira, seconded by Mr. Tom Dekker, and passed unanimously approving the Developer's Funding Agreement for FY 2023/2024 & 2024/2025 in substantial final form subject to final legal review of any changes proposed by the developer or the developer's legal counsel.

14. Consider Resolution No. 2024-08 Designating a Qualified Public Depository

Mr. Sakuma presented Resolution 2024-08, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING A QUALIFIED PUBLIC DEPOSITORY, PURSUANT TO CHAPTER 280, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Vieira, seconded by Mr. Chris Dekker, and passed unanimously adopting Resolution 2024-08 designating Center State Bank as the qualified public depository.

15. Consider Resolution No. 2024-09 Establishing Checking Account Signatories

Mr. Sakuma presented Resolution No. 2024-09 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE

PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Tom Dekker, seconded by Mr. Christopher Dekker, and passed unanimously adopting Resolution 2024-09 Establishing Checking Account Signatories, which are listed below:

Todd Wodraska
Jason Pierman
Patricia LasCasas
Frank Sakuma
Maria Vieira

16. Consider Resolution No. 2024-10 Adopting a Records Retention Policy

Mr. Sakuma presented Resolution No. 2024-10 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A **motion** was made by Mr. Christopher Dekker, seconded by Mr. Tom Dekker, and passed unanimously adopting Resolution 2024-10 Adopting a Records Retention Policy.

17. Consider Resolution No. 2024-11 Adopting Alternative Investment Guidelines

Mr. Sakuma presented Resolution No. 2024-11 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT, ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Vieira, seconded by Mr. Schroth, and passed unanimously adopting Resolution 2024-11 Adopting Alternative Investment Guidelines.

18. Consider Resolution No. 2024-12 Approving Statewide Mutual Aid Agreement

Mr. Sakuma presented Resolution No. 2024-12 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING

THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Christopher Dekker, seconded by Mr. Schroth, and passed unanimously adopting Resolution 2024-12 Approving Statewide Mutual Aid Agreement.

19. Consider Compensation for Board Members

A **motion** was made by Mr. Chris Dekker, seconded by Mr. Tom Dekker, and passed unanimously electing not to compensate Board members.

20. Ratify and Approve Recorded Notice of Establishment

A **motion** was made by Mr. Christopher Dekker, seconded by Mr. Tom Dekker, and passed unanimously ratifying and approving the recorded Notice of Establishment.

J. ADMINISTRATIVE MATTERS

There were no administrative matters.

K. BOARD MEMBERS & STAFF CLOSING COMMENTS

District Attorney Michael Pawelczyk requested that the ethics training and financial disclosure memo be placed on the next agenda for discussion, as well as an E-Signature Resolution for consideration.

L. ADJOURNMENT

There being no further business to come before the Board, Christopher Dekker adjourned the meeting at 11:14 a.m. There were no objections.

Chairperson

Secretary

EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEARS 2023/2024 AND 2024/2025 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Eagle Bend Community Development District (District) will hold a public hearing on August 29, 2024, at 2:00 p.m. at Special District Services, Inc., Tradition Management Offices located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987, for the purpose of hearing comments and objections on the adoption of the budgets of the District for the fiscal year beginning April 4, 2024, through September 30, 2024 (Fiscal Year 2023/2024), and for the fiscal year beginning October 1, 2024, through September 30, 2025, (Fiscal Year 2024/2025). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and proposed budgets may be obtained at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 (District Managers Office), 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. 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 Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

District Manager

EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT

www.eaglebendcdd.org

Pub: August 9 & 16, 2024

TCN10453330

RESOLUTION NO. 2024-13

A RESOLUTION OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2023/2024 BUDGET.

WHEREAS, the Eagle Bend Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 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 EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 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 28th day of August, 2024.

ATTEST:

**EAGLE BEND
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Eagle Bend
Community Development District

**Final Budget For
Fiscal Year 2023/2024
April 4, 2024 - September 30, 2024**

CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET

FINAL BUDGET
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
APRIL 4, 2024 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O&M Assessments	0
Developer Contribution	35,975
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 35,975
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	15,000
Legal	7,500
Assessment Roll	0
Audit Fees	0
Arbitrage Rebate Fee	0
Insurance	6,000
Legal Advertisements	2,000
Miscellaneous	1,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	0
Continuing Disclosure Fee	0
Total Administrative Expenditures	\$ 33,975
Maintenance Expenditures	
Engineering/Inspections	2,000
Miscellaneous Maintenance	0
Total Maintenance Expenditures	\$ 2,000
TOTAL EXPENDITURES	\$ 35,975
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
APRIL 4, 2024 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	0	
Developer Contribution	0	0	35,975	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	0	0	
TOTAL REVENUES	\$ -	\$ -	\$ 35,975	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	0	0	15,000	\$3,000 X 5 Months
Legal	0	0	7,500	
Assessment Roll	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	0	0	Will Commence In Fiscal Year 2024/2025 (For 2023/2024 Audit)
Arbitrage Rebate Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	0	6,000	
Legal Advertisements	0	0	2,000	
Miscellaneous	0	0	1,500	
Postage	0	0	300	
Office Supplies	0	0	1,500	
Dues & Subscriptions	0	0	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ -	\$ -	\$ 33,975	
Maintenance Expenditures				
Engineering/Inspections	0	0	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	0	
Total Maintenance Expenditures	\$ -	\$ -	\$ 2,000	
TOTAL EXPENDITURES	\$ -	\$ -	\$ 35,975	
REVENUES LESS EXPENDITURES	\$ -	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ -	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ -	\$ -	\$ -	

EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEARS 2023/2024 AND 2024/2025 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Eagle Bend Community Development District (District) will hold a public hearing on August 29, 2024, at 2:00 p.m. at Special District Services, Inc., Tradition Management Offices located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987, for the purpose of hearing comments and objections on the adoption of the budgets of the District for the fiscal year beginning April 4, 2024, through September 30, 2024 (Fiscal Year 2023/2024), and for the fiscal year beginning October 1, 2024, through September 30, 2025, (Fiscal Year 2024/2025). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and proposed budgets may be obtained at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 (District Managers Office), 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. 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 Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

District Manager

EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT

www.eaglebendcdd.org

Pub: August 9 & 16, 2024

TCN10453330

RESOLUTION NO. 2024-14

A RESOLUTION OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.

WHEREAS, the Eagle Bend Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 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 EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 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 28th day of August, 2024.

ATTEST:

**EAGLE BEND
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Eagle Bend
Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET

FINAL BUDGET
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O&M Assessments	0
Developer Contribution	109,625
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 109,625
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	36,000
Legal	30,000
Assessment Roll	7,500
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	15,000
Miscellaneous	1,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	4,000
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 107,625
Maintenance Expenditures	
Engineering/Inspections	2,000
Miscellaneous Maintenance	0
Total Maintenance Expenditures	\$ 2,000
TOTAL EXPENDITURES	\$ 109,625
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	0	
Developer Contribution	0	71,475	109,625	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	0	0	
TOTAL REVENUES	\$ -	\$ 71,475	\$ 109,625	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	0	15,000	36,000	\$3,000 X 12 Months
Legal	0	30,000	30,000	
Assessment Roll	0	0	7,500	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	0	4,000	Will Commence In Fiscal Year 2024/2025 (For 2023/2024 Audit)
Arbitrage Rebate Fee	0	0	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	6,000	6,000	
Legal Advertisements	0	15,000	15,000	
Miscellaneous	0	1,500	1,500	
Postage	0	300	300	
Office Supplies	0	1,500	1,500	
Dues & Subscriptions	0	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	0	4,000	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ -	\$ 69,475	\$ 107,625	
Maintenance Expenditures				
Engineering/Inspections	0	2,000	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	0	
Total Maintenance Expenditures	\$ -	\$ 2,000	\$ 2,000	
TOTAL EXPENDITURES	\$ -	\$ 71,475	\$ 109,625	
REVENUES LESS EXPENDITURES	\$ -	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ -	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ -	\$ -	\$ -	

RESOLUTION NO. 2024-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND CONTROL DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Eagle Bend Control District ("District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAGLE BEND CONTROL DISTRICT, INDIAN RIVER 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 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 29th day of August, 2024.

ATTEST:

**EAGLE BEND
CONTROL DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
REGULAR BOARD MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Eagle Bend Community Development District (“District”) will conduct Regular Board Meetings of the Board of Supervisors (“Board”) for the purpose of conducting the business of the District that may properly come before the Board. The following meetings will be held at 2:00 p.m. in the offices of Special District Services, Inc. located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987 on the following dates:

**October 31, 2024
December 19, 2024
January 30, 2025
February 27, 2025
March 27, 2025
April 24, 2025
May 29, 2025
June 26, 2025
July 31, 2025
August 28, 2025
September 25, 2025**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the District’s website or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that one or more Supervisors may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a meeting is advised that they will need a record of the 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.

EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT

www.eaglebendcdd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE XX/XX/2024

RESOLUTION 2024-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Eagle Bend Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of August, 2024.

ATTEST:

**EAGLE BEND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (yes/no)
- Meeting minutes and post-meeting action completed (yes/no)
- District records retained as required by law (yes/no)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (yes/no)
- District amended budget at end of fiscal year (yes/no)
- District accounts receivable/payable processed for the year (yes/no)
- “No findings” for annual financial audit (yes/no)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (yes/no)
- Contracted Services in force for all District operations (yes/no)
- Permits in compliance (yes/no)

**EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer’s Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

**EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2023/2024, 2024/2025 and 2025/2026
With Two Year Option (2026/2027 and 2027/2028)
St. Lucie County, Florida**

**EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than October 22, 2024 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Eagle Bend Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.