



**WINSTON TRAILS EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
MARCH 12, 2018  
6:30 P.M.**

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

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

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

**AGENDA**  
**WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT (EAST)**  
Conference Room of the Recreation Center  
5980 Winston Trails Boulevard  
Lake Worth, Florida 33463  
**REGULAR BOARD MEETING**  
March 12, 2018  
6:30 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. November 13, 2017 Regular Board Meeting Minutes.....Page 3
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget.....Page 6
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

## PROOF OF PUBLICATION STATE OF FLORIDA

### PUBLIC NOTICE

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Notice was published in said newspaper on: first date of Publication 09/21/2017 and last date of Publication 09/21/2017. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

WINSTON TRAILS COMM DEV DIST  
2501 BURNS RD  
STE A  
PALM BEACH GARDENS, FL 33410-5207


Invoice/Order Number:	0000220947
Ad Cost:	\$282.08
Paid:	\$0.00
Balance Due:	\$282.08

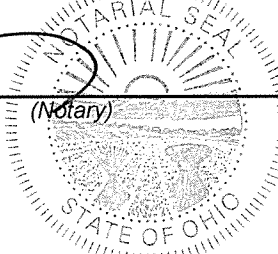
Signed

  
\_\_\_\_\_  
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 22nd day of September, 2017 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

  
\_\_\_\_\_  
(Notary)

  
VICKY LEE FLANNERY  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
03-16-2022

Please see Ad on following page(s).

Invoice/Order Number: 0000220947  
Ad Cost: \$282.08  
Paid: \$0.00  
Balance Due: \$282.08

**WINSTON TRAILS EAST COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2017/2018  
REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Winston Trails East Community Development District will hold Regular Meetings at 6:30 p.m. in the Conference Room of the Recreation Center at 5980 Winston Trails Boulevard, Lake Worth, Florida 33463, on the following dates:

**October 9, 2017  
November 13, 2017  
December 11, 2017  
January 8, 2018  
February 12, 2018  
March 12, 2018  
April 9, 2018  
May 14, 2018  
June 11, 2018  
July 9, 2018  
August 13, 2018  
September 10, 2018**

The purpose of the meetings is to conduct any business coming before the Board. The 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, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. 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 insure 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.

**WINSTON TRAILS EAST COMMUNITY  
DEVELOPMENT DISTRICT  
[www.winstontrailseastcdd.org](http://www.winstontrailseastcdd.org)**

**PUBLISH: THE PALM BEACH POST  
9-21/ 2017**

0000220947-01

WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 13, 2017

**A. CALL TO ORDER**

District Manager Jason Pierman called the November 13, 2017, Regular Board Meeting of the Winston Trails East Community Development District to order at 6:42 p.m. at Avanti's Italian Restaurant located at 6101 Winston Trails Boulevard, Lake Worth, Florida 33463.

**B. PROOF OF PUBLICATION**

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 21, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Pierman determined that the attendance of Chairman John Puleo, Vice Chairman Charles "Randy" Palo and Supervisor Debra Barreiro constituted a quorum and it was in order to proceed with the meeting.

Also in attendance was District Manager Jason Pierman of Special District Services, Inc.

**D. ADDITIONS OR DELETIONS TO 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. June 19, 2017, Public Hearing & Regular Board Meeting**

Mr. Pierman presented the minutes of the June 19, 2017, Public Hearing & Regular Board Meeting and asked if there were any questions or comments. There being none, a **motion** was made by Mr. Palo, seconded by Mr. Puleo and unanimously passed to approve the minutes of the June 19, 2017, Public Hearing & Regular Board Meeting, as presented.

**G. OLD BUSINESS**

There was no Old Business to come before the Board.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget**

WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 13, 2017

Mr. Pierman presented Resolution No. 2017-05, entitled:

**RESOLUTION NO. 2017-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST 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.**

A **motion** was made by Mr. Palo, seconded by Mr. Puleo and passed unanimously to adopt Resolution No. 2017-05, as presented.

**2. Annual Audit – Consider Approval of 2-Year Renewal Option with Grau & Associates**

A **motion** was made by Mr. Palo, seconded by Mr. Puleo and passed unanimously approving the 2-year renewal with Grau & Associates.

**I. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**J. BOARD MEMBER COMMENTS**

There were no comments from the Board.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Palo, seconded by Mr. Puleo and unanimously passed to adjourn the Regular Board Meeting at 7:00 p.m.

WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 13, 2017

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair

**RESOLUTION NO. 2018-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Winston Trails East 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 2018/2019 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2018 at 6:30 p.m. in the Conference Room of the Recreation Center, 5980 Winston Trails Boulevard Lake Worth, Florida 33463, for the purpose of receiving public comments on the Proposed Fiscal Year 2018/2019 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 12<sup>th</sup> day of March, 2018.

**ATTEST:**

**WINSTON TRAILS EAST  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairman/Vice Chairman



Winston Trails (East)  
Community Development District

**Proposed Budget For  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**

# CONTENTS

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

**PROPOSED BUDGET**  
**WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	<b>FISCAL YEAR 2018/2019 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	65,660
Debt Assessments	236,904
Other Revenues	0
Interest Income	120
<b>TOTAL REVENUES</b>	<b>\$ 302,684</b>
<b>EXPENDITURES</b>	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,500
Management	18,000
Legal	2,500
Assessment Roll	5,000
Audit Fees	3,700
Insurance	6,356
Legal Advertisements	1,000
Miscellaneous	750
Postage	300
Office Supplies	400
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	1,500
Contingency	10,240
<b>TOTAL EXPENDITURES</b>	<b>\$ 61,841</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 240,843</b>
Payment To Trustee	(222,690)
<b>BALANCE</b>	<b>\$ 18,153</b>
County Appraiser & Tax Collector Fee	(6,051)
Discounts For Early Payments	(12,102)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	63,182	64,299	65,660	Expenditures Less Interest & Carryover/.94
Debt Assessments	240,254	238,672	236,904	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	102	60	120	Projected At \$10.00 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 303,538</b>	<b>\$ 303,031</b>	<b>\$ 302,684</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	2,800	4,000	4,000	No Change From 2017/2018 Budget
Payroll Taxes (Employer)	214	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	2,009	2,500	2,500	No Change From 2017/2018 Budget
Management	18,000	18,000	18,000	As Per Contract
Legal	1,554	3,000	2,500	\$500 Decrease From 2017/2018 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,500	3,600	3,700	\$100 Increase From 2017/2018 Budget
Insurance	5,778	6,356	6,356	Insurance Estimate
Legal Advertisements	764	1,100	1,000	\$100 Decrease From 2017/2018 Budget
Miscellaneous	252	800	750	\$50 Decrease From 2017/2018 Budget
Postage	73	325	300	\$25 Decrease From 2017/2018 Budget
Office Supplies	227	425	400	\$25 Increase From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	4,636	4,650	5,100	Trustee (US Bank) Increasing Fees In 2018/2019
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
Contingency	0	8,750	10,240	Contingency
<b>TOTAL EXPENDITURES</b>	<b>\$ 46,482</b>	<b>\$ 60,501</b>	<b>\$ 61,841</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 257,056</b>	<b>\$ 242,530</b>	<b>\$ 240,843</b>	
Payment To Trustee	(227,748)	(224,352)	(222,690)	2019 Principal & Interest Payments Less Interest
<b>BALANCE</b>	<b>\$ 29,308</b>	<b>\$ 18,178</b>	<b>\$ 18,153</b>	
County Appraiser & Tax Collector Fee	(2,059)	(6,059)	(6,051)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,293)	(12,119)	(12,102)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 15,956</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 15,956</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	340	25	50	Projected Interest For FY 2018/2019
NAV Tax Collection	227,748	224,352	222,690	2019 Principal & Interest Payments Less Interest
<b>Total Revenues</b>	<b>\$ 228,088</b>	<b>\$ 224,377</b>	<b>\$ 222,740</b>	
<b>EXPENDITURES</b>				
Principal Payments	130,000	135,000	140,000	Principal Payment Due In 2019
Interest Payments	98,935	89,377	82,740	Interest Payments Due In 2019
<b>Total Expenditures</b>	<b>\$ 228,935</b>	<b>\$ 224,377</b>	<b>\$ 222,740</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (847)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2008 Refunding Bonds Information**

Original Par Amount =	\$2,890,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.76%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2008		
Maturity Date =	May 2028		
Par Amount As Of 1/1/18 =	\$1,920,000		

**WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON**

	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Projected Assessment*
Administrative For Fifty Foot Lots	\$ 119.33	\$ 121.91	\$ 124.13	\$ 126.76
<u>Debt For Fifty Foot Lots</u>	<u>\$ 363.97</u>	<u>\$ 361.38</u>	<u>\$ 359.14</u>	<u>\$ 356.48</u>
<b>Total</b>	<b>\$ 483.30</b>	<b>\$ 483.29</b>	<b>\$ 483.27</b>	<b>\$ 483.24</b>
Administrative For Sixty Four Foot Lots	\$ 119.33	\$ 121.91	\$ 124.13	\$ 126.76
<u>Debt For Sixty Four Foot Lots</u>	<u>\$ 465.88</u>	<u>\$ 462.56</u>	<u>\$ 459.70</u>	<u>\$ 456.30</u>
<b>Total</b>	<b>\$ 585.21</b>	<b>\$ 584.47</b>	<b>\$ 583.83</b>	<b>\$ 583.06</b>
Administrative For Sixty Five Foot Lots	\$ 119.33	\$ 121.91	\$ 124.13	\$ 126.76
<u>Debt For Sixty Five Foot Lots</u>	<u>\$ 473.15</u>	<u>\$ 469.79</u>	<u>\$ 466.89</u>	<u>\$ 463.43</u>
<b>Total</b>	<b>\$ 592.48</b>	<b>\$ 591.70</b>	<b>\$ 591.02</b>	<b>\$ 590.19</b>
Administrative For Seventy Foot Lots	\$ 119.33	\$ 121.91	\$ 124.13	\$ 126.76
<u>Debt For Seventy Foot Lots</u>	<u>\$ 509.55</u>	<u>\$ 505.93</u>	<u>\$ 502.80</u>	<u>\$ 499.08</u>
<b>Total</b>	<b>\$ 628.88</b>	<b>\$ 627.84</b>	<b>\$ 626.93</b>	<b>\$ 625.84</b>

\* Assessments Include the Following :

- 
- 4% Discount for Early Payments
  - 1% County Tax Collector Fee
  - 1% County Property Appraiser Fee

Community Information:

---

Fifty Foot Lots	98
Sixty Four Foot Lots	112
Sixty Five Foot Lots	80
<u>Seventy Foot Homes</u>	<u>228</u>
Total Units	518

Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% Discount for early payment of taxes.