



**WINSTON TRAILS EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
MARCH 11, 2019  
6:30 P.M.**

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

[www.winstontrails eastcdd.org](http://www.winstontrails eastcdd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT**  
Conference Room of the Recreation Center  
5980 Winston Trails Boulevard  
Lake Worth, Florida 33463  
**REGULAR BOARD MEETING**  
March 11, 2019  
6:30 P.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 and Duties
- E. Establish Quorum
- F. Election of Officers
  - Chairman
  - Vice Chairman
  - Secretary/Treasurer
  - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
  - 1. November 12, 2018 Regular Board Meeting.....Page 3
- J. Old Business
- K. New Business
  - 1. Consider Resolution No. 2019-01 – Adopting a Fiscal Year 2019/2020 Proposed Budget.....Page 5
- L. Administrative Matters
- M. Board Members Comments
- N. Adjourn

# The Palm Beach Post

Palm Beach Daily News



## PROOF OF PUBLICATION STATE OF FLORIDA

### PUBLIC NOTICE

Before the undersigned authority, personally appeared Suzanne Casey, 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 - PublicNotice was published in said newspaper on: first date of Publication 09/28/2018 and last date of Publication 09/28/2018. 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

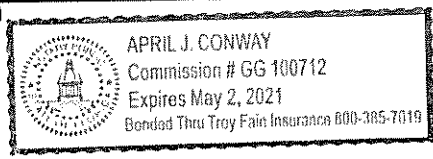
Invoice/Order Number:	0000426197
Ad Cost:	\$278.64
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Balance Due:	\$278.64

Signed *Suzanne Casey*  
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 28th day of September, 2018 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed *April J. Conway*  
(Notary)

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WINSTON TRAILS EAST  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2018/2019  
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 8, 2018  
November 12, 2018  
December 10, 2018  
January 14, 2019  
February 11, 2019  
March 11, 2019  
April 8, 2019  
May 13, 2019  
June 10, 2019  
July 8, 2019  
August 12, 2019  
September 9, 2019

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  
9-28/2018

0000426197-01

**WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 12, 2018**

**A. CALL TO ORDER**

District Manager Jason Pierman called the November 12, 2018, Regular Board Meeting of the Winston Trails East Community Development District to order at 6:30 p.m. in Avanti's Restaurant 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 28, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

Mr. Pierman explained that a notice had been placed at the Recreation Center with the change in location, due to construction.

Mr. Pierman noted that no one had qualified for Seats 4 or 5, and it was necessary for the Board to declare vacancies in those seats, effective November 20<sup>th</sup>. A **motion** was made by Ms. Barreiro, seconded by Ms. Karstens, and unanimously passed to declare vacancies for Seats 4 and 5, effective November 20<sup>th</sup>, 2018.

**C. ESTABLISH A QUORUM**

Mr. Pierman determined that the attendance of Chairman John Puleo, Vice Chairman Charles "Randy" Palo and Supervisors Van Schoen (via telephone), Debra Barreiro and Nancy Karstens constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and District Counsel Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP.

**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. May 14, 2018, Regular Board Meeting**

Mr. Pierman presented the minutes of the May 14, 2018, 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 May 14, 2018, 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. 2018-05 – Adopting a Fiscal Year 2017/2018 Amended Budget**

Mr. Pierman presented Resolution No. 2018-05, entitled:

**RESOLUTION NO. 2018-05**

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

A **motion** was made by Ms. Karstens, seconded by Mr. Puleo and passed unanimously to adopt Resolution No. 2018-05, as presented.

**I. ADMINISTRATIVE MATTERS**

Mr. Pierman addressed the need to make the District’s website ADA compliant, and explained the lawsuits that were filed against several special districts and municipalities in the past several months. He noted that SDS was making changes to all of the websites that they manage in order to bring them into compliance.

**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 Ms. Barreiro, seconded by Mr. Puleo and unanimously passed to adjourn the Regular Board Meeting at 6:47 p.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**RESOLUTION NO. 2019-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; 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 2019/2020 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 2019/2020 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2019 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 2019/2020 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 11<sup>th</sup> day of March, 2019.

**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 2019/2020  
October 1, 2019 - September 30, 2020**



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

**PROPOSED BUDGET**  
**WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	<b>FISCAL YEAR 2019/2020 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	61,597
Debt Assessments	240,115
Other Revenues	0
Interest Income	120
<b>TOTAL REVENUES</b>	<b>\$ 301,832</b>
<b>EXPENDITURES</b>	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,500
Management	18,000
Legal	2,000
Assessment Roll	5,000
Audit Fees	3,600
Insurance	6,356
Legal Advertisements	1,000
Miscellaneous	750
Postage	275
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	2,000
Contingency	6,570
<b>TOTAL EXPENDITURES</b>	<b>\$ 58,021</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 243,811</b>
Payment To Trustee	(225,708)
<b>BALANCE</b>	<b>\$ 18,103</b>
County Appraiser & Tax Collector Fee	(6,034)
Discounts For Early Payments	(12,069)
<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 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	64,338	65,660	61,597	Expenditures Less Interest & Carryover/.94
Debt Assessments	238,740	236,904	240,115	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	143	120	120	Projected At \$10.00 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 303,221</b>	<b>\$ 302,684</b>	<b>\$ 301,832</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	2,400	4,000	4,000	No Change From 2018/2019 Budget
Payroll Taxes (Employer)	184	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	2,526	2,500	2,500	No Change From 2018/2019 Budget
Management	18,000	18,000	18,000	As Per Contract
Legal	1,321	2,500	2,000	\$500 Decrease From 2018/2019 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,500	3,700	3,600	\$100 Decrease From 2018/2019 Budget
Insurance	5,778	6,356	6,356	Insurance Estimate
Legal Advertisements	953	1,000	1,000	No Change From 2018/2019 Budget
Miscellaneous	258	750	750	No Change From 2018/2019 Budget
Postage	59	300	275	\$25 Decrease From 2018/2019 Budget
Office Supplies	221	400	375	\$25 Decrease From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	4,636	5,100	5,100	Trustee (US Bank) Increased Fees In 2018/2019
Website Management	1,500	1,500	2,000	\$500 Increase From 2018/2019 Budget
Contingency	0	10,240	6,570	Contingency
<b>TOTAL EXPENDITURES</b>	<b>\$ 46,511</b>	<b>\$ 61,841</b>	<b>\$ 58,021</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 256,710</b>	<b>\$ 240,843</b>	<b>\$ 243,811</b>	
Payment To Trustee	(227,352)	(222,690)	(225,708)	2020 Principal & Interest Payments Less Interest
<b>BALANCE</b>	<b>\$ 29,358</b>	<b>\$ 18,153</b>	<b>\$ 18,103</b>	
County Appraiser & Tax Collector Fee	(2,066)	(6,051)	(6,034)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,471)	(12,102)	(12,069)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 15,821</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 15,821</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,356	50	250	Projected Interest For FY 2019/2020
NAV Tax Collection	227,352	222,690	225,708	2020 Principal & Interest Payments Less Interest
Prepaid Bond Collection	3,438	0	0	
<b>Total Revenues</b>	<b>\$ 232,146</b>	<b>\$ 222,740</b>	<b>\$ 225,958</b>	
<b>EXPENDITURES</b>				
Principal Payments	135,000	140,000	150,000	Principal Payment Due In 2020
Interest Payments	92,661	82,740	75,958	Interest Payments Due In 2020
<b>Total Expenditures</b>	<b>\$ 227,661</b>	<b>\$ 222,740</b>	<b>\$ 225,958</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 4,485</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 1/1/19 =	\$1,785,000		

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

	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Projected Assessment*
Administrative For Fifty Foot Lots	\$ 121.91	\$ 124.13	\$ 126.76	\$ 118.92
<u>Debt For Fifty Foot Lots</u>	<u>\$ 361.38</u>	<u>\$ 359.14</u>	<u>\$ 356.48</u>	<u>\$ 362.01</u>
<b>Total</b>	<b>\$ 483.29</b>	<b>\$ 483.27</b>	<b>\$ 483.24</b>	<b>\$ 480.93</b>
Administrative For Sixty Four Foot Lots	\$ 121.91	\$ 124.13	\$ 126.76	\$ 118.92
<u>Debt For Sixty Four Foot Lots</u>	<u>\$ 462.56</u>	<u>\$ 459.70</u>	<u>\$ 456.30</u>	<u>\$ 463.37</u>
<b>Total</b>	<b>\$ 584.47</b>	<b>\$ 583.83</b>	<b>\$ 583.06</b>	<b>\$ 582.29</b>
Administrative For Sixty Five Foot Lots	\$ 121.91	\$ 124.13	\$ 126.76	\$ 118.92
<u>Debt For Sixty Five Foot Lots</u>	<u>\$ 469.79</u>	<u>\$ 466.89</u>	<u>\$ 463.43</u>	<u>\$ 470.61</u>
<b>Total</b>	<b>\$ 591.70</b>	<b>\$ 591.02</b>	<b>\$ 590.19</b>	<b>\$ 589.53</b>
Administrative For Seventy Foot Lots	\$ 121.91	\$ 124.13	\$ 126.76	\$ 118.92
<u>Debt For Seventy Foot Lots</u>	<u>\$ 505.93</u>	<u>\$ 502.80</u>	<u>\$ 499.08</u>	<u>\$ 506.82</u>
<b>Total</b>	<b>\$ 627.84</b>	<b>\$ 626.93</b>	<b>\$ 625.84</b>	<b>\$ 625.74</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

64 Foot Lots Information

Total Units	112
<u>Prepayments</u>	<u>1</u>
Billed For Debt	111

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