



**WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 12, 2025
6:30 P.M.**

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

www.winstontrailseastcdd.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT
Recreation Center
5980 Winston Trails Boulevard
Lake Worth, Florida 33463
REGULAR BOARD MEETING & PUBLIC HEARING
May 12, 2025
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. March 10, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 13
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Winston Trails Comm Dev Dist
Winston Trails Comm Dev Dist
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

11/27/2024

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 11/27/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$239.93

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1

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Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2024/2025
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. at the
Recreation Center at 5980 Winston
Trails Boulevard, Lake Worth,
Florida 33463, on the following
dates:

December 9, 2024
January 13, 2025
February 10, 2025
March 10, 2025
April 14, 2025
May 12, 2025
June 9, 2025
July 14, 2025
August 11, 2025
September 8, 2025

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 ensure 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
November 27, 2024 10791965

**WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 10, 2025**

A. CALL TO ORDER

District Manager Jason Pierman called the March 10, 2025, Regular Board Meeting of the Winston Trails East Community Development District (the “District”) to order at 6:39 p.m. in the Recreation Center located at 5980 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 November 27, 2024, as part of the District’s Fiscal Year 2024/2025 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. REAPPOINT BOARD MEMBERS

A **motion** was made by Mr. Palo, seconded by Ms. Barreiro and unanimously passed appointing Ms. Barreiro, Mr. Puleo, and Mr. Raphael, to Seats 1, 2 and 3, respectively, all of which expire in November 2028.

E. ADMINISTER OATH OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mr. Pierman, Notary Public in the State of Florida, administered the Oath of Office to Ms. Barreiro and Mr. Puleo.

F. ELECTION OF OFFICERS

A **motion** was made by Mr. Palo, seconded by Mr. Puleo and unanimously passed electing the following slate of officers:

Chair: John Puleo
Vice Chair: Charles “Randy” Palo
Secretary/Treasurer: Jason Pierman
Assistant Secretary: Van Schoen
Assistant Secretary: Debra Barreiro
Assistant Secretary: Pedro Raphael

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 for items not on the agenda.

I. APPROVAL OF MINUTES

1. September 9, 2024, Regular Board Meeting

Mr. Pierman presented the minutes of the September 9, 2024, Regular Board Meeting and asked if there were any questions or comments.

There being none, a **motion** was made by Mr. Paleo, seconded by Ms. Barreiro and unanimously passed approving the minutes of September 9, 2024, Regular Board Meeting, as presented.

J. OLD BUSINESS

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

K. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Resolution No. 2025-01 was presented, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Palo, seconded by Ms. Barreiro and passed unanimously adopting Resolution No. 2025-01, as presented, setting the Public Hearing for May 12, 2025.

2. Consider Selection of District Engineer

Mr. Pierman presented proposals from both Alvarez Engineering and Higgins Engineering.

Following discussion, a **motion** was made by Ms. Barreiro, seconded by Mr. Puleo and unanimously passed selecting Higgins Engineering as District Engineer.

L. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the next meeting would be held on May 12, 2025, and will include the budget public hearing.

M. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Puleo, seconded by Mr. Palo and unanimously passed adjourning the Regular Board Meeting at 6:48 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Publication Date
2025-04-29

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Winston Trails East Community Development District

The Board of Supervisors (the Board) of the Winston Trails East Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on May 12, 2025, at 6:30 p.m., or as soon thereafter as the meeting can be heard, at the Winston Trails Recreation Center located at 5980 Winston Trails Boulevard, Lake Worth, Florida 33463.

The purpose of the Public Hearing is to receive public comment on the Proposed Fiscal Year 2025/2026 Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.winstontrailseastcdd.org) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. 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 as found necessary to a time and place specified on the record.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Winston Trails East Community Development District

www.winstontrailseastcdd.org

Apr 22, 29, 202511236451

RESOLUTION NO. 2025-02

A RESOLUTION OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Winston Trails East Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 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 WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 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 12th day of May, 2025.

ATTEST:

**WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Winston Trails (East) Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- IV ASSESSMENT COMPARISON**

FINAL BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	60,261
Debt Assessments	236,212
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 297,673
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	3,000
Management	18,000
Legal	2,000
Assessment Roll	5,000
Audit Fees	3,400
Insurance	7,400
Legal Advertisements	1,500
Miscellaneous	800
Postage	150
Office Supplies	300
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	2,000
Contingency	4,700
TOTAL EXPENDITURES	\$ 57,845
REVENUES LESS EXPENDITURES	\$ 239,828
Payment To Trustee	(222,039)
BALANCE	\$ 17,789
County Appraiser & Tax Collector Fee	(5,929)
Discounts For Early Payments	(11,860)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
O & M Assessments	61,826	60,920	60,261	Expenditures Less Interest & Carryover/.94
Debt Assessments	237,922	238,311	236,212	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	8,274	600	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$ 308,022	\$ 299,831	\$ 297,673	
EXPENDITURES				
Supervisor Fees	3,000	4,000	4,000	No Change From 2024/2025 Budget
Payroll Taxes (Employer)	230	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	2,199	3,000	3,000	No Change From 2024/2025 Budget
Management	18,000	18,000	18,000	As Per Contract
Legal	888	2,000	2,000	No Change From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,600	3,700	3,400	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,100	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	1,523	1,000	1,500	\$500 Increase From 2024/2025 Budget
Miscellaneous	771	700	800	\$100 Increase From 2024/2025 Budget
Postage	67	175	150	\$25 Decrease From 2024/2025 Budget
Office Supplies	161	325	300	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	5,100	5,100	5,100	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Contingency	0	5,270	4,700	Contingency
TOTAL EXPENDITURES	\$ 49,308	\$ 57,865	\$ 57,845	
REVENUES LESS EXPENDITURES	\$ 258,714	\$ 241,966	\$ 239,828	
Payment To Trustee	(226,759)	(224,012)	(222,039)	2026 Principal & Interest Payments Less Interest
BALANCE	\$ 31,955	\$ 17,954	\$ 17,789	
County Appraiser & Tax Collector Fee	(1,650)	(5,985)	(5,929)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,182)	(11,969)	(11,860)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 19,123	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 19,123	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7,493	940	2,000	Projected Interest For FY 2025/2026
NAV Tax Collection	226,759	224,012	222,039	2026 Principal & Interest Payments Less Interest
Total Revenues	\$ 234,252	\$ 224,952	\$ 224,039	
EXPENDITURES				
Principal Payments	180,000	190,000	200,000	Principal Payment Due In 2026
Interest Payments	48,393	34,952	24,039	Interest Payments Due In 2026
Total Expenditures	\$ 228,393	\$ 224,952	\$ 224,039	
Excess/ (Shortfall)	\$ 5,859	\$ -	\$ -	

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 1/1/25 =	\$820,000		

WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative For Fifty Foot Lots	\$ 113.27	\$ 118.74	\$ 117.61	\$ 116.34
<u>Debt For Fifty Foot Lots</u>	<u>\$ 364.76</u>	<u>\$ 359.21</u>	<u>\$ 360.00</u>	<u>\$ 357.45</u>
Total	\$ 478.03	\$ 477.95	\$ 477.61	\$ 473.79
Administrative For Sixty Four Foot Lots	\$ 113.27	\$ 118.74	\$ 117.61	\$ 116.34
<u>Debt For Sixty Four Foot Lots</u>	<u>\$ 466.90</u>	<u>\$ 459.79</u>	<u>\$ 460.80</u>	<u>\$ 456.75</u>
Total	\$ 580.17	\$ 578.53	\$ 578.41	\$ 573.09
Administrative For Sixty Five Foot Lots	\$ 113.27	\$ 118.74	\$ 117.61	\$ 116.34
<u>Debt For Sixty Five Foot Lots</u>	<u>\$ 474.19</u>	<u>\$ 466.98</u>	<u>\$ 468.00</u>	<u>\$ 463.84</u>
Total	\$ 587.46	\$ 585.72	\$ 585.61	\$ 580.18
Administrative For Seventy Foot Lots	\$ 113.27	\$ 118.74	\$ 117.61	\$ 116.34
<u>Debt For Seventy Foot Lots</u>	<u>\$ 510.67</u>	<u>\$ 502.90</u>	<u>\$ 504.00</u>	<u>\$ 499.31</u>
Total	\$ 623.94	\$ 621.64	\$ 621.61	\$ 615.65

* 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	64 Foot Lots Information	
Sixty Four Foot Lots	112	Total Units	112
Sixty Five Foot Lots	80	Prepayments	1
<u>Seventy Foot Homes</u>	<u>228</u>	Billed For Debt	111
Total Units	518		
		65 Foot Lots Information	
		Total Units	80
		Prepayments	1
		Billed For Debt	79

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

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Winston Trails East Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 12th day of May, 2025.

ATTEST:

**WINSTON TRAILS EAST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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. at the Recreation Center at 5980 Winston Trails Boulevard, Lake Worth, Florida 33463, on the following dates:

****October 13, 2025** (Columbus Day)
November 10, 2025 (Observed Veterans Day)
December 8, 2025
January 12, 2026
February 9, 2026
March 9, 2026
April 13, 2026
May 11, 2026
June 8, 2026
July 13, 2026
August 10, 2026
September 14, 2026**

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PUBLISH: THE PALM BEACH POST