



**WINSTON TRAILS EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
SEPTEMBER 8, 2025  
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**  
Recreation Center  
5980 Winston Trails Boulevard  
Lake Worth, Florida 33463  
**REGULAR BOARD MEETING**  
September 8, 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. May 12, 2025 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 5
  - 2. Consider Resolution No. 2025-05 – Goals and Objectives Annual Report.....Page 10
- I. Administrative Matters
- J. Board Member Comments
- K. 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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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  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 12, 2025**

**A. CALL TO ORDER**

District Manager Jason Pierman called the May 12, 2025, Regular Board Meeting of the Winston Trails East Community Development District (the “District”) to order at 6:30 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 Supervisors Van Schoen and 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. March 10, 2025, Regular Board Meeting**

Mr. Pierman presented the minutes of the March 10, 2025, Regular Board Meeting and asked if there were any questions or comments.

There being none, a **motion** was made by Mr. Schoen, seconded by Mr. Palo and unanimously passed approving the minutes of March 10, 2025, Regular Board Meeting, as presented.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

**G. PUBLIC HEARING**

**1. Proof of Publication**

Mr. Pierman presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on April 22, 2025, and April 29, 2025, as legally required.

## **2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget**

Mr. Pierman noted that no members of the public were in attendance.

## **3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget**

Mr. Pierman presented Resolution No. 2025-02, entitled:

### **RESOLUTION NO. 2025-02**

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

A motion was made by Ms. Barreiro, seconded by Mr. Puleo and passed unanimously adopting Resolution No. 2025-02, as presented.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

## **H. OLD BUSINESS**

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

## **I. NEW BUSINESS**

### **1. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule**

Resolution No. 2025-03 was presented, entitled:

### **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.**

A **motion** was made by Mr. Palo, seconded by Mr. Schoen and passed unanimously adopting Resolution No. 2025-03, amended to reflect the deletion of the October and November meeting dates since they are holidays.

## **J. ADMINISTRATIVE MATTERS**

Mr. Pierman reminded the Board to be on the lookout for the 2024 Form 1 e-mail sometime in the next few weeks. He also noted that the next meeting was scheduled for September 8, 2025.

## **K. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

## **L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Barreiro, seconded by Mr. Palo and unanimously passed adjourning the Regular Board Meeting at 6:34 p.m.

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Secretary/Assistant Secretary

---

Chair/Vice-Chair

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Winston Trails East Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant 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 8<sup>th</sup> day of September, 2025.

**ATTEST:**

**WINSTON TRAILS EAST  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Winston Trails (East)  
Community Development District

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



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**AMENDED FINAL BUDGET**  
**WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
<b>REVENUES</b>			
O & M Assessments	60,920	61,162	61,162
Debt Assessments	238,311	238,426	238,426
Other Revenues	0	0	0
Interest Income	600	5,500	5,500
<b>TOTAL REVENUES</b>	<b>\$ 299,831</b>	<b>\$ 305,088</b>	<b>\$ 305,088</b>
<b>EXPENDITURES</b>			
Supervisor Fees	4,000	2,400	1,400
Payroll Taxes (Employer)	320	185	107
Engineering/Inspections	3,000	2,000	425
Management	18,000	18,000	16,500
Legal	2,000	1,500	504
Assessment Roll	5,000	5,000	0
Audit Fees	3,700	3,300	3,300
Insurance	7,100	6,858	6,858
Legal Advertisements	1,000	1,000	648
Miscellaneous	700	850	743
Postage	175	50	32
Office Supplies	325	225	167
Dues & Subscriptions	175	175	175
Trustee Fee	5,100	5,100	5,100
Website Management	2,000	2,000	1,834
Contingency	5,270	2,635	0
<b>TOTAL EXPENDITURES</b>	<b>\$ 57,865</b>	<b>\$ 51,278</b>	<b>\$ 37,793</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 241,966</b>	<b>\$ 253,810</b>	<b>\$ 267,295</b>
Bond Payments	(224,012)	(227,245)	(227,245)
<b>BALANCE</b>	<b>\$ 17,954</b>	<b>\$ 26,565</b>	<b>\$ 40,050</b>
County Appraiser & Tax Collector Fee	(5,985)	(3,422)	(3,422)
Discounts For Early Payments	(11,969)	(11,184)	(11,184)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 11,959</b>	<b>\$ 25,444</b>
Carryover From Prior Year	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 11,959</b>	<b>\$ 25,444</b>

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$154,742
\$11,959
\$166,701

**AMENDED FINAL BUDGET**  
**WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25</b>	<b>AMENDED FINAL BUDGET 10/1/24 - 9/30/25</b>	<b>YEAR TO DATE ACTUAL 10/1/24 - 8/31/25</b>
<b>REVENUES</b>			
Interest Income	940	5,300	4,953
NAV Tax Collection	224,012	224,879	224,879
Prepaid Bond Collection	0	0	0
<b>Total Revenues</b>	<b>\$ 224,952</b>	<b>\$ 230,179</b>	<b>\$ 229,832</b>
<b>EXPENDITURES</b>			
Principal Payments	190,000	190,000	190,000
Interest Payments	34,952	39,574	39,574
<b>Total Expenditures</b>	<b>\$ 224,952</b>	<b>\$ 229,574</b>	<b>\$ 229,574</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 605</b>	<b>\$ 258</b>

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$100,956
\$605
\$101,561

Notes

Reserve Fund Balance = \$22,784\*. Revenue Fund Balance = \$72,636\*.

Redemption Account Balance = \$6,141\*

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$15,327.

\* Approximate Amounts

**Series 2008 Refunding Bond Information**

Original Par Amount =	\$2,890,000	Annual Principal Payments Due:
Interest Rate =	4.76%	May 1st
Issue Date =	September 2008	Annual Interest Payments Due:
Maturity Date =	May 2028	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$630,000	

## **RESOLUTION 2025-05**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Winston Trails East 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, and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, the District adopted Resolution 2024-04 on September 9, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1<sup>st</sup> of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

**WHEREAS**, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report 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 annual report of the goals, objectives and performance measures and standards.

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

**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 Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

**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 8<sup>th</sup> day of September, 2025.

**ATTEST:**

**WINSTON TRAILS EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_

Print name: \_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Annual Report of Performance Measures/Standards

## **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**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

### **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**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**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**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)