

REGAL-VILLAGE

**COMMUNITY DEVELOPMENT
DISTRICT**

August 19, 2024

BOARD OF SUPERVISORS

PUBLIC HEARINGS

AND REGULAR

MEETING AGENDA

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Regal-Village Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 12, 2024

Board of Supervisors
Regal-Village Community Development District

Dear Board Members:

The Board of Supervisors of the Regal-Village Community Development District will hold a Public Hearings and Regular Meeting on August 19, 2024 at 10:30 a.m., at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2024-42, Ratifying the Action of the District Manager in Re-setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2024/2025; Amending Resolution 2024-39 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date
4. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2024-43 Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
5. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2024-44, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Amendments to the Assessment Roll; Providing a Severability Clause; and
Providing an Effective Date.

6. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting
7. Acceptance of Unaudited Financial Statements as of June 30, 2024
8. Approval of April 15, 2024 Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - 2024 Legislative Update - Supplemental Information
 - B. District Engineer: *Alvarez Engineers, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 16, 2024 at 10:30 AM

○ QUORUM CHECK

SEAT 1	DAVID TELLO	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	CYNTHIA CALDEVILLA	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	REBECCA CORTES	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	CHRISTIAN COTTER	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	MARIA CAMPOREALE	☐ IN-PERSON	☐ PHONE	☐ NO

10. Board Members' Comments/Requests
11. Public Comments
12. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2024-42

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AMENDING RESOLUTION 2024-39 TO RESET THE HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Regal-Village Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the Regal-Village Community Development District (“**District**”) was recently established by the Board of County Commissioners of Miami-Dade County, Florida, effective September 16, 2023; and

WHEREAS, on April 15, 2024, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2024-39, approving the proposed budget for Fiscal Year 2024/2025 and setting a public hearing on the proposed budget for July 15, 2024, at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172; and

WHEREAS, due to a request to delay this hearing, the District Manager reset the date and time of the public hearing to the 19th day of August, 2024 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172 and the District Manager will cause the notice of the public hearing to be published in a newspaper of general circulation in Miami-Dade County, Florida, consistent with the requirements of Chapters 190 and 197, *Florida Statutes*; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager in resetting the date of the public hearing and in publishing the notice of public hearing are hereby ratified. Resolution 2024-39 is hereby amended to reflect that the public hearing is re-set on August 19, 2024 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

2. RESOLUTION 2024-39 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2024-39 continue in full force and effect.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of August, 2024.

ATTEST:

**REGAL-VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

4A

MIAMI TODAY

2000 S. Dixie Highway, Suite 105A, Miami, FL 33133 (305) 358-2663

Published Weekly
Miami, Miami-Dade County, Florida
STATE OF FLORIDA
COUNTY OF MIAMI DADE:

Before the undersigned authority personally appeared:
Steve Rosenberg

Who on oath says that he/she is:
Advertising Consultant
of Miami Today, a weekly newspaper published at
Miami in Miami-Dade County, Florida; that the
attached copy of a notice of publication:

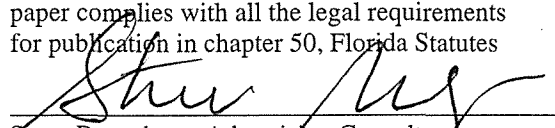
PUBLIC NOTICE NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET

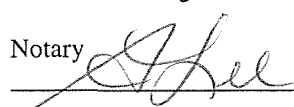
Was published in said newspaper in the issue(s)
of:

August 1, 2024

Affidavit further says that the said Miami Today is a Newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in Miami-Dade County, Florida each week and has been entered as second-class mail matter at the post office in Miami, in the said Miami-Dade County, Florida for a period of one year 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 or commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Affiant further says that the website or newspaper complies with all the legal requirements for publication in chapter 50, Florida Statutes


Steve Rosenberg, Advertising Consultant

Notary 

Sworn to and subscribed before me this
1st day of August 2024

Public Notice

REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Regal-Village Community Development District ("District") will hold a public hearing on **August 19, 2024 at 10:30 a.m.**, or as soon thereafter as the matter may be heard, at **Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172** for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year ending beginning October 1, 2024 and ending 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 Budget may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours.

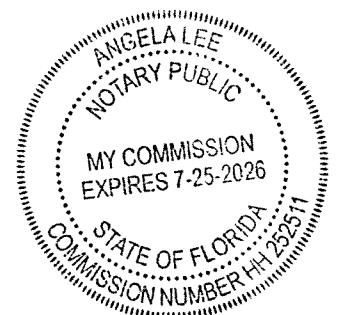
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the public hearing or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting and/or public hearing or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearing. 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 Manager's Office.

Any 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

Publication date 8/01/24



REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2024-43

THE ANNUAL APPROPRIATION RESOLUTION OF THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the Regal-Village Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Regal-Village Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST, 2024.

ATTEST:

**REGAL-VILLAGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget(s)

Exhibit A: Fiscal Year 2024/2025 Budget(s)

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
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**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Proposed Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 39,973
Allowable discounts (4%)	-				(1,599)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	38,374
Assessment levy: off-roll	-	-	-	-	59,865
Landowner contribution	83,682	14,715	68,967	83,682	-
Total revenues	83,682	14,715	68,967	83,682	98,239
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	40,000	10,000	23,000	33,000	42,000
Legal	25,000	10,026	14,974	25,000	25,000
Engineering	2,000	-	2,000	2,000	5,000
Audit	-	-	4,700	4,700	4,800
Arbitrage rebate calculation*	-	-	500	500	500
Dissemination agent*	667	-	143	143	1,000
EMMA software service*	-	-	-	-	1,000
Trustee*	-	-	-	-	5,500
Telephone	200	83	117	200	200
Postage	500	20	480	500	500
Printing & binding	500	208	292	500	500
Legal advertising	6,500	3,340	3,160	6,500	3,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	6,600
Contingencies/bank charges	750	55	695	750	750
Tax Collector	-	-	-	-	799
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	210	-	210	210
Total expenditures	83,682	23,942	57,416	81,358	98,239
Excess/(deficiency) of revenues over/(under) expenditures	-	(9,227)	11,551	2,324	-
Fund balance - beginning (unaudited)	-	-	(9,227)	-	-
Fund balance - ending (projected)	-	-	-	-	-
Unassigned	-	(9,227)	2,324	2,324	-
Fund balance - ending	\$ -	\$ (9,227)	\$ 2,324	\$ 2,324	\$ -

*These items will be realized when bonds are issued.

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 42,000
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Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal	25,000
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General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering	5,000
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The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit	4,800
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation*	500
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To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent*	1,000
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The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

EMMA software service*	1,000
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Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting

Trustee*	5,500
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Telephone	200
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Postage	500
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Telephone and fax machine.

Printing & binding	500
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Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising	3,000
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Letterhead, envelopes, copies, agenda packages

Annual special district fee	175
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The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance	6,600
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Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges	750
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Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Tax Collector	799
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Website hosting & maintenance	705
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Website ADA compliance	210
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Total expenditures	\$ 98,239
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*These items will be realized when bonds are issued.

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 2/28/2024	Projected through 9/30/2024	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll	\$ -				\$ 188,268
Allowable discounts (4%)	-				(7,531)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	180,737
Assessment levy: off-roll	-	-	-	-	281,955
Total revenues	-	-	-	-	462,692
EXPENDITURES					
Debt service					
Principal	-	-	-	-	100,000
Interest	-	-	-	-	389,428
Tax collector	-	-	-	-	3,765
Cost of issuance	-	-	197,945	197,945	-
Underwriter's Discount	-	-	136,100	136,100	-
Total expenditures	-	-	334,045	334,045	493,193
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(334,045)	(334,045)	(30,501)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	663,768	663,768	-
Original issue discount	-	-	(3,928)	(3,928)	-
Total other financing sources/(uses)	-	-	659,840	659,840	-
Net increase/(decrease) in fund balance	-	-	325,795	325,795	(30,501)
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	325,795
Ending fund balance (projected)	\$ -	\$ -	\$ 325,795	\$ 325,795	295,294
Use of fund balance:					
Debt service reserve account balance (required)					(114,731)
Interest expense - November 1, 2025					(176,239)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 4,324

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			211,063.77	211,063.77	6,805,000.00
05/01/25	100,000.00	4.250%	178,363.75	278,363.75	6,705,000.00
11/01/25			176,238.75	176,238.75	6,705,000.00
05/01/26	105,000.00	4.250%	176,238.75	281,238.75	6,600,000.00
11/01/26			174,007.50	174,007.50	6,600,000.00
05/01/27	110,000.00	4.250%	174,007.50	284,007.50	6,490,000.00
11/01/27			171,670.00	171,670.00	6,490,000.00
05/01/28	115,000.00	4.250%	171,670.00	286,670.00	6,375,000.00
11/01/28			169,226.25	169,226.25	6,375,000.00
05/01/29	120,000.00	4.250%	169,226.25	289,226.25	6,255,000.00
11/01/29			166,676.25	166,676.25	6,255,000.00
05/01/30	125,000.00	4.250%	166,676.25	291,676.25	6,130,000.00
11/01/30			164,020.00	164,020.00	6,130,000.00
05/01/31	130,000.00	4.250%	164,020.00	294,020.00	6,000,000.00
11/01/31			161,257.50	161,257.50	6,000,000.00
05/01/32	135,000.00	5.200%	161,257.50	296,257.50	5,865,000.00
11/01/32			157,747.50	157,747.50	5,865,000.00
05/01/33	145,000.00	5.200%	157,747.50	302,747.50	5,720,000.00
11/01/33			153,977.50	153,977.50	5,720,000.00
05/01/34	155,000.00	5.200%	153,977.50	308,977.50	5,565,000.00
11/01/34			149,947.50	149,947.50	5,565,000.00
05/01/35	160,000.00	5.200%	149,947.50	309,947.50	5,405,000.00
11/01/35			145,787.50	145,787.50	5,405,000.00
05/01/36	170,000.00	5.200%	145,787.50	315,787.50	5,235,000.00
11/01/36			141,367.50	141,367.50	5,235,000.00
05/01/37	180,000.00	5.200%	141,367.50	321,367.50	5,055,000.00
11/01/37			136,687.50	136,687.50	5,055,000.00
05/01/38	190,000.00	5.200%	136,687.50	326,687.50	4,865,000.00
11/01/38			131,747.50	131,747.50	4,865,000.00
05/01/39	200,000.00	5.200%	131,747.50	331,747.50	4,665,000.00
11/01/39			126,547.50	126,547.50	4,665,000.00
05/01/40	210,000.00	5.200%	126,547.50	336,547.50	4,455,000.00
11/01/40			121,087.50	121,087.50	4,455,000.00
05/01/41	220,000.00	5.200%	121,087.50	341,087.50	4,235,000.00
11/01/41			115,367.50	115,367.50	4,235,000.00
05/01/42	230,000.00	5.200%	115,367.50	345,367.50	4,005,000.00
11/01/42			109,387.50	109,387.50	4,005,000.00
05/01/43	245,000.00	5.200%	109,387.50	354,387.50	3,760,000.00
11/01/43			103,017.50	103,017.50	3,760,000.00
05/01/44	255,000.00	5.200%	103,017.50	358,017.50	3,505,000.00
11/01/44			96,387.50	96,387.50	3,505,000.00
05/01/45	270,000.00	5.500%	96,387.50	366,387.50	3,235,000.00
11/01/45			88,962.50	88,962.50	3,235,000.00
05/01/46	285,000.00	5.500%	88,962.50	373,962.50	2,950,000.00
11/01/46			81,125.00	81,125.00	2,950,000.00
05/01/47	300,000.00	5.500%	81,125.00	381,125.00	2,650,000.00
11/01/47			72,875.00	72,875.00	2,650,000.00
05/01/48	320,000.00	5.500%	72,875.00	392,875.00	2,330,000.00

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48			64,075.00	64,075.00	2,330,000.00
05/01/49	335,000.00	5.500%	64,075.00	399,075.00	1,995,000.00
11/01/49			54,862.50	54,862.50	1,995,000.00
05/01/50	355,000.00	5.500%	54,862.50	409,862.50	1,640,000.00
11/01/50			45,100.00	45,100.00	1,640,000.00
05/01/51	375,000.00	5.500%	45,100.00	420,100.00	1,265,000.00
11/01/51			34,787.50	34,787.50	1,265,000.00
05/01/52	400,000.00	5.500%	34,787.50	434,787.50	865,000.00
11/01/52			23,787.50	23,787.50	865,000.00
05/01/53	420,000.00	5.500%	23,787.50	443,787.50	445,000.00
11/01/53			12,237.50	12,237.50	445,000.00
05/01/54	445,000.00	5.500%	12,237.50	457,237.50	-
Total	6,805,000.00		7,089,360.02	13,894,360.02	

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments					
		FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Product/Parcel	Units				
TH - Regal Palm	177	\$ 225.84	\$ 1,063.66	\$ 1,289.50	n/a
Total	177				

Off-Roll Assessments					
		FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Product/Parcel	Units				
TH - Hadley Place	282	\$ 212.29	\$ 999.84	\$ 1,212.13	n/a
Total	282				

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

5A

MIAMI TODAY

2000 S. Dixie Highway, Suite 105A, Miami, FL 33133 (305) 358-2663

Published Weekly
Miami, Miami-Dade County, Florida
STATE OF FLORIDA
COUNTY OF MIAMI DADE:

Before the undersigned authority personally appeared:
Steve Rosenberg

Who on oath says that he/she is:

Advertising Sales Consultant
of Miami Today, a weekly newspaper published at
Miami in Miami-Dade County, Florida; that the
attached copy of a notice of publication:

PUBLIC NOTICE

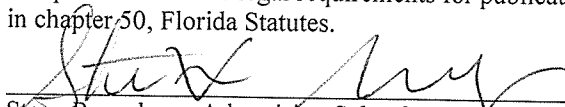
**Regal-Village Community Development District
Notice of Public Hearing To Consider The Adoption
of The Fiscal Year 2024/2025 Budget.**

Was published in said newspaper in the issue(s) of:

7/25/24

Affidavit further says that the said Miami Today is a Newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in Miami-Dade County, Florida each week and has been entered as second-class mail matter at the post office in Miami, in the said Miami-Dade County, Florida for a period of one year 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 or commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Affiant further says that the website or newspaper complies with all the legal requirements for publication in chapter 50, Florida Statutes.


Steve Rosenberg, Advertising Sales Consultant

Notary 

Sworn to and subscribed before me this

25th day of July 2024

Public Notice

REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") of the Regal-Village Community Development District ("District") will hold two public hearings and a regular meeting on August 19, 2024, at 10:30 a.m., or as soon thereafter as the matter may be heard, at Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025, to consider the adoption of an assessment roll, and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

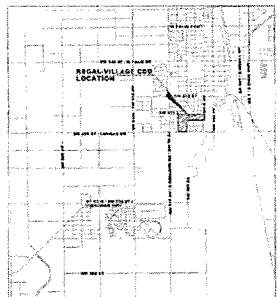
Land Use	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Units	177	1.00	\$225.84
Undeveloped Land	19.55	14.42	\$3,257.64

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Additional Provisions

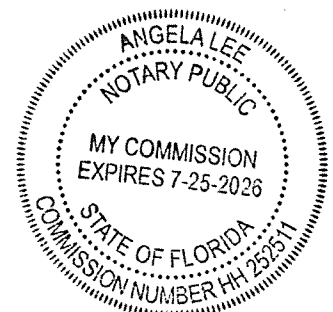
The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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 Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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. If you have any questions, please do not hesitate to contact the District Manager's Office.



District Manager

Publication date: 7/25/24



REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

5B

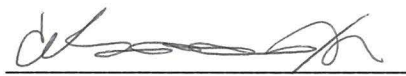
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Regal-Village Community Development District ("District"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 19, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.



By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 19th day of July 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC



Print Name: Daphne Gillyard

Notary Public, State of Florida

Commission No.: HH390392

My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

Regal-Village Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 19, 2024

VIA FIRST CLASS MAIL

FORESTAR USA REAL ESTATE GROUP
4042 PARK OAKS BLVD 200
TAMPA, FL 33610

Parcel ID: 16-7825-000-0050, 16-7825-000-0060

RE: Regal-Village Community Development District
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Regal-Village Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on **August 19, 2024, at 10:30 a.m., and at Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. 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 Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$103,661** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted lots.
3. **Schedule of O&M:**

Land Use	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	177	1.00	\$225.84
Undeveloped Land	19.55	14.42	\$3,257.64

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

The proposed annual O&M Assessments for your property for Fiscal Year 2024/2025 (October 1, 2024 – September 30, 2025) is \$63,686.88.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2024/2025, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Regal-Village Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 19, 2024

VIA FIRST CLASS MAIL

YUDESLAY TORRES NODAL
751 SW 11 ST
FLORIDA CITY, FL 33034

Parcel ID: 16-7825-024-0090

RE: Regal-Village Community Development District
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

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District Manager

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Parcel ID	Owners
16-7825-024-0010	VENEST RICHARD
16-7825-024-0020	INTI ERNESTO NORIEGA MORAL
16-7825-024-0030	GUILLERMO FIS MORAL
16-7825-024-0040	ROSELL MARRERO
16-7825-024-0050	LUIS MANUEL GARCIA CRUZ
16-7825-024-0060	FREDDY GUSTAVO MUSKUS
16-7825-024-0070	FELIX MARTINEZ
16-7825-024-0080	ANGIE ESPINOZA
16-7825-024-0090	YUDESLEY TORRES NODAL
16-7825-024-0100	ADRIAN DUNCAN ENNINGHAM
16-7825-024-0110	QUEST RESIDENTIAL US HOLDINGS LLC
16-7825-024-0120	ARIEL TOVAR SAENZ
16-7825-024-0130	STEPHANIE BAGUER NEVAREZ
16-7825-024-0140	EVELIN ESTHER GUERRA
16-7825-024-0150	SONYA J WILLIAMS
16-7825-024-0160	RICARDO J BENDANA JR
16-7825-024-0170	MIGUEL ANGEL CABREJA LOPEZ
16-7825-024-0180	ANTONIO ALVAREZ LISENKO
16-7825-024-0190	JENNIFER CAROLINA PEREZ
16-7825-024-0200	DIANA ESMERALDA SANTANA
16-7825-024-0210	BRIAN ISAAC BEJARANO
16-7825-024-0220	ENRIQUE HIDALGO
16-7825-024-0230	JOSE ZEFERINO MIRANDA
16-7825-024-0240	STEFANY S SOTOMAYOR
16-7825-024-0250	RICARDO A ALEXANDRE
16-7825-024-0260	MARIA DEL CARMEN LOPEZ GUEVARA
16-7825-024-0270	JOSE GUADALUPE BOCANEGRA
16-7825-024-0280	YASMANI PALOMO FERNANDEZ
16-7825-024-0290	PABLO HERNANDEZ MORENO
16-7825-024-0300	IRIS DANIA CASTRO
16-7825-024-0310	QUEST RESIDENTIAL US HOLDINGS LLC
16-7825-024-0320	GUADALUPE RAMIREZ
16-7825-024-0330	QUEST RESIDENTIAL US HOLDINGS LLC
16-7825-024-0340	SAUL BANDA RODRIGUEZ
16-7825-024-0350	RANDEL MARTIN HERNANDEZ
16-7825-024-0360	HAMLET CASTELLANOS ALVAREZ
16-7825-024-0370	MOHAMMED BHUIYAN
16-7825-024-0380	JORGE LUIS CANO
16-7825-024-0390	MAYRA TURCIOS
16-7825-024-0400	CARLOS LUIS D ANDREA GONZALEZ
16-7825-024-0410	JOSE DANIEL BUSTOS
16-7825-024-0420	MARIA FERNANDA GARZON
16-7825-024-0430	RAFAEL VEGA BAEZ
16-7825-024-0440	MARIO SARAVIA
16-7825-024-0450	SILVIA E MAYORGA SEVILLA
16-7825-024-0460	YAIMA MARTINEZ

16-7825-024-0470 JESSENIA DOMINGUEZ
16-7825-024-0480 YANIMA ALVAREZ
16-7825-024-0490 JASON RAMOS
16-7825-024-0500 QUEST RESIDENTIAL US HOLDINGS LLC
16-7825-024-0510 OLIMAR J RAMIREZ DE CORDONES
16-7825-024-0520 DERRICK THOMPSON
16-7825-024-0530 TIFFANY R REED
16-7825-024-0540 MICHAEL ALEXANDER VAZQUEZ RIVERA
16-7825-024-0550 VICTOR J HERNANDEZ
16-7825-024-0560 BARTOLO GOMEZ
16-7825-024-0570 ROSAMARIA VICTORIA BELISARIO
16-7825-024-0580 KATIE M MANSILLA
16-7825-024-0590 ALEXIS JEANYNE BACON
16-7825-024-0600 KIMBERLY CHRISTINE CUMBIE
16-7825-024-0610 ESTEFANNY PAMIN GONZALEZ SOSA
16-7825-024-0620 JORGE GUILLERMO GUTIERREZ
16-7825-024-0630 GUADALUPE DELGADO ALVAREZ LE
16-7825-024-0640 MARIAN A SALAS RODRIGUEZ
16-7825-024-0650 ARIANNA RAMIREZ BENITEZ
16-7825-024-0660 LORENA BARROSO AVILA
16-7825-024-0670 WITHNEY ANN SAINT HILAIRE
16-7825-024-0680 HAROLD ENRIQUE MORALES
16-7825-024-0690 DAYDEL FERNANDEZ ALVAREZ
16-7825-024-0700 JEAN PIERRE SANTOS GARCIA
16-7825-024-0710 CAMILO CORTES
16-7825-024-0720 ELIZABETH ANNE CHARLOT
16-7825-024-0730 CURTIS BROWN
16-7825-024-0740 LOURDES E CRUZ
16-7825-024-0750 PAULETTE PETIT FRERE RICHEMOND
16-7825-024-0760 MAXI JOSE GONZALEZ RUIZ
16-7825-024-0770 AMBER RAE WILLIAMS
16-7825-024-0780 AYMEE D COMEZ SOBRINO
16-7825-024-0790 CHRISTOPHER LEE WHITE
16-7825-024-0800 EFRAIN ROLANDO VALLECILLO
16-7825-024-0810 GUERLANDE CHERISTAVE
16-7825-024-0820 RENE EDUARDO GARCIA
16-7825-024-0830 IVAN SANCHEZ
16-7825-024-0840 A A M F LLC
16-7825-024-0850 MIGUEL A CACERES MALDONADO
16-7825-024-0860 ROMINA KARIM ROMANOS
16-7825-024-0870 GERARD NAZAIRE
16-7825-024-0880 GUILLERMO GONZALEZ CHAVEZ
16-7825-024-0890 SERGIO ENRIQUE ARTILES SANTANA
16-7825-024-0900 FRANTZ POLYNICE
16-7825-024-0910 TANCY PATRISE BRATTON
16-7825-024-0920 XAVIER A GUTIERREZ BAUTISTA
16-7825-024-0930 AMERICA DE LOS A ESTRADA GUZMAN

16-7825-024-0940 THEODORO JESUS BERMUDEZ
16-7825-024-0950 ENRIQUE GOMEZ
16-7825-024-0960 GLADIS PEREZ DE LA TORRE
16-7825-024-0970 MATTHEW ALLEN SCHNEIDER
16-7825-024-0980 TOMASZ KORDASZEWSKI
16-7825-024-0990 RAIMON NOA GUILARTE
16-7825-024-1000 ENRIQUE ALBERTO WAYNER MONTOYA
16-7825-024-1010 CARMEN VICTORIA SANCHEZ
16-7825-024-1020 ADRIAN RAVELO MORALES
16-7825-024-1030 YANELIS ALVAREZ
16-7825-024-1040 BETY ARACELY MEJIA
16-7825-024-1050 ARIOK MANUEL SEDA
16-7825-024-1060 LUZ ALTAGRACFIA TEJEDA
16-7825-024-1070 DIAN J HOLMES
16-7825-024-1080 ALEXANDER ALICEA
16-7825-024-1090 GODFREY GEORGE LEWIN
16-7825-024-1100 DILLON TARICHE TARICHE MIYARES
16-7825-024-1110 MARIA GERMANIA CABRERA
16-7825-024-1120 BETHANY ISABEL CABRERA
16-7825-024-1130 GLENDA JJ MILLER
16-7825-024-1140 REYNALDO ALVAREZ FERNANDEZ
16-7825-024-1150 CECILIA ELIZABETH FALZONE
16-7825-024-1160 DYLAN TODD COFFEY
16-7825-024-1170 JOHANNA RAISTEN COX
16-7825-024-1180 MARCUS SANCHES SOUZA
16-7825-024-1190 CARLOS MIGUEL DIBUT HERRERA
16-7825-024-1200 ALEJANDRO GONZALEZ EGANA
16-7825-024-1210 ANDY HERNANDEZ
16-7825-024-1220 LEONARDO F BARRIOS PUENTES
16-7825-024-1230 JOSEPH E SIMPSON
16-7825-024-1240 CARMEN PAMELLA HUTCHINS
16-7825-024-1250 ARINCH PIERRE
16-7825-024-1260 MARIE LAURE NATASHA CHAIGNE
16-7825-024-1270 ALBERTO IVAN CARRION VELAZQUEZ
16-7825-024-1280 JONATHAN SOSA
16-7825-024-1290 JOSE DAVID MARQUEZ
16-7825-024-1300 ARGENIS CAMPOS
16-7825-024-1310 JUAN FELIPE BUSTOS RODRIGUEZ
16-7825-024-1320 JOHN W MAYES JR
16-7825-024-1330 DANA M LEE
16-7825-024-1340 EMILIO ENRIQUE HERNANDEZ REYES
16-7825-024-1350 JEAN RODRIGUE DOR
16-7825-024-1360 MARIANELA SILVEIRA
16-7825-024-1370 ROBERTO LORENZINI DALSENO
16-7825-024-1380 CESAR CORCES
16-7825-024-1390 JENNIFER ESCALANTE
16-7825-024-1400 BETANIA KARIM ROMANOS

16-7825-024-1410 PATETU LLC
16-7825-024-1420 GENEVIEVE P LIAUTAUD
16-7825-024-1430 ANA I SANZ
16-7825-024-1440 GLENN ANTONIO THOMPSON
16-7825-024-1450 SJ GLOBAL BUSINESS CORP
16-7825-024-1460 RICHARD RAMOS HERNANDEZ
16-7825-024-1470 ALAIN MENDIA PARRA
16-7825-024-1480 SENTERIA DENISE PACE
16-7825-024-1490 TAVARIS DAVON DAVIS
16-7825-024-1500 CIRILA ORTIZ VALERA
16-7825-024-1510 JESUS FRANKLIN ENRIQUEZ MORALES
16-7825-024-1520 ET 8 LP
16-7825-024-1530 YOAN HERNANDEZ GOMEZ
16-7825-024-1540 KHAWAJA FARHAN AHMED
16-7825-024-1550 JORGE LUIS SUAREZ JR
16-7825-024-1560 CARLOS ALBERTO BRITO
16-7825-024-1570 TRENT JOVAN DONNELL EVANS
16-7825-024-1580 BIANCA NICOLE ESCANDON
16-7825-024-1590 SHEYENNE YURI SMITH
16-7825-024-1600 LEONARDO CARDENAS DIAZ
16-7825-024-1610 MATTHEW BRIAN SCOTT
16-7825-024-1620 OSMANY HURTADO
16-7825-024-1630 DAYRON BARZAGA DIEGUEZ
16-7825-024-1640 DORTIS GOMEZ
16-7825-024-1650 FREIMAN IZA LOPEZ
16-7825-024-1660 JONATHAN VLADIMIR CASTRO
16-7825-024-1670 CHRISTOPHER ANTHONY SUTTON
16-7825-024-1680 ELIZABETH MARIE GAFCOVICH
16-7825-024-1690 MAURA RAFAELA ZUNIGA TARRAS
16-7825-024-1700 GEORGE BELLON
16-7825-024-1710 EMILIO GARCIA GAVILAN
16-7825-024-1720 JENNY FERNANDA CHAVEZ VELASQUEZ
16-7825-024-1730 RANCEL VELAZQUEZ GOMEZ
16-7825-024-1740 EFRAIN CALERO
16-7825-024-1750 DANIEL A FERNANDEZ ESPINOZA
16-7825-024-1760 PROPHETE MARJOLAIN
16-7825-024-1770 MARCOS BAUCHIERO

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

5C

RESOLUTION 2024-44

[FY 2025 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Regal-Village Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District’s Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- i. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the

assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- b. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2024/2025.

- ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 19th day of August, 2024.

ATTEST:

**REGAL-VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

6

Memorandum

To: Board of Supervisors

From: District Management

Date: August 19, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 12,340	\$ -	\$ -	\$ 12,340
Investments				
Reserve	-	115,738	-	115,738
Capitalized interest	-	212,917	-	212,917
Construction - Regal Palm	-	-	1,083	1,083
Construction - Hadley Place	-	-	3,016,502	3,016,502
Cost of issuance	-	289	-	289
Due from Landowner	9,161	-	-	9,161
Total assets	<u>\$ 21,501</u>	<u>\$328,944</u>	<u>\$ 3,017,585</u>	<u>\$ 3,368,030</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 15,590	\$ -	\$ -	\$ 15,590
Contracts payable	-	-	10,076	10,076
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>21,590</u>	<u>-</u>	<u>10,076</u>	<u>31,666</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	<u>9,161</u>	<u>-</u>	<u>-</u>	<u>9,161</u>
Total deferred inflows of resources	<u>9,161</u>	<u>-</u>	<u>-</u>	<u>9,161</u>
Fund balances:				
Restricted for:				
Debt service	-	328,944	-	328,944
Capital projects	-	-	3,007,509	3,007,509
Unassigned	<u>(9,250)</u>	<u>-</u>	<u>-</u>	<u>(9,250)</u>
Total fund balances	<u>(9,250)</u>	<u>328,944</u>	<u>3,007,509</u>	<u>3,327,203</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 21,501</u>	<u>\$328,944</u>	<u>\$ 3,017,585</u>	<u>\$ 3,368,030</u>

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 6,513	\$ 41,563	\$ 83,682	50%
Total revenues	<u>6,513</u>	<u>41,563</u>	<u>83,682</u>	50%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	4,000	24,000	40,000	60%
Legal	4,940	18,896	25,000	76%
Engineering	-	2,367	2,000	118%
Dissemination agent*	83	250	667	37%
Telephone	17	150	200	75%
Postage	-	48	500	10%
Printing & binding	42	375	500	75%
Legal advertising	-	3,921	6,500	60%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	89	596	750	79%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	210	210	100%
Total expenditures	<u>9,171</u>	<u>50,813</u>	<u>83,682</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	(2,658)	(9,250)	-	
Fund balances - beginning	(6,592)	-	-	
Fund balances - ending	<u>\$ (9,250)</u>	<u>\$ (9,250)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,368	\$ 2,870
Total revenues	<u>1,368</u>	<u>2,870</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	197,666
Underwriter's discount	-	136,100
Total expenditures	<u>-</u>	<u>333,766</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,368	(330,896)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	663,768
Original issue discount	-	(3,928)
Total other financing sources	<u>-</u>	<u>659,840</u>
Net change in fund balances	1,368	328,944
Fund balances - beginning	327,576	-
Fund balances - ending	<u><u>\$ 328,944</u></u>	<u><u>\$ 328,944</u></u>

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 16,554	\$ 38,674
Total revenues	<u>16,554</u>	<u>38,674</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>3,172,396</u>
Total expenditures	<u>-</u>	<u>3,172,396</u>
Excess/(deficiency) of revenues over/(under) expenditures	16,554	(3,133,722)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>-</u>	<u>6,141,231</u>
Total other financing sources/(uses)	<u>-</u>	<u>6,141,231</u>
Net change in fund balances	16,554	3,007,509
Fund balances - beginning	2,990,955	-
Fund balances - ending	<u>\$ 3,007,509</u>	<u>\$ 3,007,509</u>

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Regal-Village Community Development District held a Regular Meeting on April 15, 2024 at 10:30 a.m., at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present were:

Cynthia Caldevilla (via telephone)	Vice Chair
Rebecca Cortes	Assistant Secretary
David Tello	Assistant Secretary
Christian Cotter	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC (WHA)
Ginger Wald	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:51 a.m., and noted that the Oath of Office was administered to Mr. Christian Cotter prior to the meeting commencing.

Supervisors Cortes, Tello and Cotter were present. Supervisor Caldevilla attended via telephone. Supervisor Camporeale was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to
Supervisor Christian Cotter**

Mr. Rom reiterated that the Oath of Office was administered to Mr. Cotter prior to the meeting commencing. Mr. Cotter is familiar with the following:

- **Update: Required Ethics Training and Form 1 Disclosure Filing**

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-38,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-38. The following slate was nominated:

Chair	Rebecca Cortes
Vice Chair	David Tello
Assistant Secretary	Maria Camporeale
Assistant Secretary	Cynthia Caldevilla
Assistant Secretary	Christian Cotter

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Secretary	Craig Wrathell
Assistant Secretary	Daniel Rom
Treasurer	Craig Wrathell
Assistant Secretary	Jeff Pinder

**On MOTION by Mr. Cortez and seconded by Mr. Tello, with all in favor,
Resolution 2024-38, Electing, as nominated, and Removing Officers of the
District and Providing for an Effective Date, was adopted.**

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-39,
Approving a Proposed Budget for Fiscal
Year 2024/2025 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Mr. Rom presented Resolution 2024-39. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. The Fiscal Year 2025 assessments will be both on and off roll.

**On MOTION by Ms. Cortez and seconded by Mr. Cotter, with all in favor,
Resolution 2024-39, Approving a Proposed Budget for Fiscal Year 2024/2025**

and Setting a Public Hearing Thereon Pursuant to Florida Law on July 15, 2024 at 10:30 a.m., at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-40, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Rom presented Resolution 2024-40. The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATES: Insert "February 17, 2024"

On MOTION by Mr. Cotter and seconded by Ms. Cortez, with all in favor, Resolution 2024-40, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-41, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2024-41. The following change was made:

Page 1, Section 1, Seat #4: Change "Chrisitan" to "Christian"

On MOTION by Mr. Cotter and seconded by Mr. Tello, with all in favor, Resolution 2024-41, as amended, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Ratification of Disclosure Technology
Services, LLC EMMA® Filing Assistance
Software as a Service License Agreement**

Mr. Rom presented the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement. This was paid as part of the bond costs of issuance.

On MOTION by Mr. Tello and seconded by Mr. Cotter, with all in favor, the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, was ratified.

NINTH ORDER OF BUSINESS**Ratification of Engineer's Report
Infrastructure Improvements, Amended
February 19, 2024**

Mr. Rom presented the Engineer's Report for Infrastructure Improvements, Amended February 19, 2024 and stated that it was approved as discussed and amended at the last meeting. The part that was being amended pertained to the estimates for the public infrastructure costs being updated to reflect costs of \$2,320,000 for Regal Palm and Hadley Place remaining at \$8,044,000.

On MOTION by Mr. Cotter and seconded by Mr. Tello, with all in favor, the Engineer's Report for Infrastructure Improvements, Amended February 19, 2024, was ratified.

TENTH ORDER OF BUSINESS**Consideration of Grant of Easement
[Drainage, Roadway - DR Horton to CDD]**

Mr. Rom presented the Grant of Easement regarding drainage and roadway from DR Horton to the CDD. Ms. Wald noted that the legal description was already prepared and will be attached.

On MOTION by Mr. Cotter and seconded by Mr. Tello, with all in favor, the Grant of Easement regarding drainage and roadway from DR Horton to the CDD, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of February 29, 2024

On MOTION by Mr. Tello and seconded by Mr. Cotter, with all in favor, the
Unaudited Financial Statements as of February 29, 2024, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of February 19, 2024 Regular
Meeting Minutes

On MOTION by Mr. Tello and seconded by Mr. Cotter, with all in favor, the
February 19, 2024 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

B. District Engineer: Alvarez Engineers, Inc.

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- NEXT MEETING DATE: May 20, 2024 at 10:30 AM

- QUORUM CHECK

The May 20, 2024 meeting will be canceled. The next meeting will be on July 15, 2024.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Tello and seconded by Mr. Cotter, with all in favor, the
meeting adjourned at 11:00 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS A

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed **by an officer or representative of a nongovernmental entity** that is executing, renewing, or extending a contract with _____ Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.

3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: _____

NAME: _____

TITLE: _____

SIGNATURE: _____

DATE: _____, 20____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO (or affirmed) and subscribed before me by means of [____] physical presence or [____] online notarization, this _____ day of _____ 20____, by _____ in his/her capacity as _____ for _____ (name of Nongovernmental Entity).

NOTARY PUBLIC

____ Personally Known OR
____ Produced Identification

Type of Identification Produced

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: August 9, 2024

RE: 2024 Legislative Update – Supplemental Information

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. Below is a summary of an additional law that was not included in the 2024 Legislative Update.

Chapter 2024 – 184, Laws of Florida (HB 7063). The legislation, among other things, amends section 787.06, F.S., to require nongovernmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services. Special districts, including community development districts, are defined as governmental entities under this statute. The effective date of this act is July 1, 2024.

For convenience, we have included a copy of the legislation referenced in this memorandum. In addition, attached is a form of the affidavit that nongovernmental entities will need to execute when entering, renewing, or extending a contract with a community development district or special district. We request that you include this supplemental memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel.

Enclosures (2)

CHAPTER 2024-184

House Bill No. 7063

An act relating to anti-human trafficking; amending s. 16.618, F.S.; extending the future repeal date of the direct-support organization for the Statewide Council on Human Trafficking; amending ss. 394.875, 456.0341, and 480.043, F.S.; revising the hotline telephone number to be included on human trafficking awareness signs; amending s. 509.096, F.S.; deleting obsolete provisions; revising the hotline telephone number to be included on human trafficking awareness signs; amending s. 562.13, F.S.; revising applicability of provisions governing the employment of minors by vendors licensed under the Beverage Law; amending s. 787.06, F.S.; requiring nongovernmental entities contracting with governmental entities to attest that they do not use coercion for labor or services; defining the term “governmental entity”; amending s. 787.29, F.S.; revising the hotline telephone number to be included on human trafficking awareness signs; creating s. 787.30, F.S.; defining terms; prohibiting the employment of persons younger than 21 years of age in adult entertainment establishments; providing criminal penalties; requiring adult entertainment establishments to check identification of entertainers; specifying forms of identification that may be used; prohibiting the raising of specified arguments as a defense in a prosecution for certain violations; providing an effective date.

WHEREAS, Florida is ranked third nationally for reported cases of human trafficking abuses, many of which involved sex trafficking, and

WHEREAS, adult entertainment establishments are widely recognized as being a significant part of the sex trafficking network used by traffickers to coerce and facilitate men, women, and children into performing sexual acts, which places the employees of these establishments in direct and frequent contact with the victims of human trafficking, and

WHEREAS, victims of sex trafficking are frequently recruited to work as performers or employees in adult entertainment establishments, and

WHEREAS, researchers have found that sex trafficking victims are more likely to be trafficked by someone from within her or his own community, and

WHEREAS, persons younger than 21 years of age are more likely to still remain within and dependent on the community in which they were raised, and

WHEREAS, research studies have identified the average age at which a person in the United States enters the sex trade for the first time as 17 years of age, and

WHEREAS, sex trade at adult entertainment establishments is a common occurrence in Florida, thereby subjecting performers at these establishments to frequent propositions and enticements to engage in sex trade actions and sex trafficking from customers, as well as strip club employees, managers, and owners, and

WHEREAS, an understanding of history and human nature reveals that there are sex criminals of various kinds who will prey on the young and vulnerable, and

WHEREAS, restricting the employment of persons younger than 21 years of age at adult entertainment establishments furthers an important state interest of protecting those vulnerable individuals from sex trafficking, drug abuse, and other harm, and

WHEREAS, many court opinions recognize that, while expressive activities are entitled to some First Amendment protections at adult entertainment establishments, content-neutral restrictions or regulations intended to minimize the secondary harmful effects of those businesses tend to be upheld, and

WHEREAS, on November 16, 2018, the federal Fifth Circuit Court of Appeals, in the case of *Jane Doe I v. Landry*, 909 F.3d 99 (5th Cir. 2018), upheld a Louisiana law that prohibited establishments licensed to serve alcohol from employing nearly nude entertainers younger than 21 years of age on the grounds that the law furthered the state's interests in curbing human trafficking and prostitution, and

WHEREAS, the federal district court in *Valadez v. Paxton*, 553 F.Supp.3d 387 (W.D. Tex. 2021), denied a motion for a preliminary injunction against the enforcement of Texas Senate Bill 315 prohibiting "all working relationships between 18-20-year-olds and sexually-oriented businesses" because the plaintiffs failed to show that the age restrictions were not rationally related to the state's interest in curbing human trafficking, and

WHEREAS, the federal district court in *DC Operating, LLC v. Paxton*, 586 F.Supp.3d 554 (W.D. Tex. 2022), denied a motion for a preliminary injunction against Texas Senate Bill 315, at least in part, because of the state's evidence of the correlation between raising the minimum employment age and reducing human trafficking, and

WHEREAS, the federal district court in *Wacko's Too, Inc., v. City of Jacksonville*, 658 F.Supp.3d 1086 (M.D. Fla. 2023), upheld age restrictions in a City of Jacksonville ordinance requiring performers at adult entertainment establishments to be at least 21 years of age based, at least in part, on evidence that there was a reasonable basis to believe that the age restrictions would further the city's interest in preventing human and sex trafficking, NOW, THEREFORE,

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (12) of section 16.618, Florida Statutes, is amended to read:

16.618 Direct-support organization.—

(12) This section is repealed October 1, ~~2029~~ 2024, unless reviewed and saved from repeal by the Legislature.

Section 2. Paragraph (b) of subsection (8) of section 394.875, Florida Statutes, is amended to read:

394.875 Crisis stabilization units, residential treatment facilities, and residential treatment centers for children and adolescents; authorized services; license required.—

(8)

(b) Residential treatment centers for children and adolescents must conspicuously place signs on their premises to warn children and adolescents of the dangers of human trafficking and to encourage the reporting of individuals observed attempting to engage in human trafficking activity. The signs must contain the telephone number for the Florida Human Trafficking Hotline, 1-855-FLA-SAFE, ~~the National Human Trafficking Hotline~~ or such other number that the Department of Law Enforcement uses to detect and stop human trafficking. The department, in consultation with the agency, shall specify, at a minimum, the content of the signs by rule.

Section 3. Subsection (3) of section 456.0341, Florida Statutes, is amended to read:

456.0341 Requirements for instruction on human trafficking.—The requirements of this section apply to each person licensed or certified under chapter 457; chapter 458; chapter 459; chapter 460; chapter 461; chapter 463; chapter 465; chapter 466; part II, part III, part V, or part X of chapter 468; chapter 480; or chapter 486.

(3) By January 1, ~~2025~~ 2021, the licensees or certificateholders shall post in their place of work in a conspicuous place accessible to employees a sign at least 11 inches by 15 inches in size, printed in a clearly legible font and in at least a 32-point type, which substantially states in English and Spanish:

“If you or someone you know is being forced to engage in an activity and cannot leave, whether it is prostitution, housework, farm work, factory work, retail work, restaurant work, or any other activity, call the Florida Human Trafficking Hotline, 1-855-FLA-SAFE, ~~the National Human Trafficking Resource Center at 888-373-7888 or text INFO or HELP to 233-733~~ to access help and services. Victims of slavery and human trafficking are protected under United States and Florida law.”

Section 4. Subsection (13) of section 480.043, Florida Statutes, is amended to read:

480.043 Massage establishments; requisites; licensure; inspection; human trafficking awareness training and policies.—

(13) By January 1, 2025 ~~2021~~, a massage establishment shall implement a procedure for reporting suspected human trafficking to the Florida Human Trafficking Hotline, 1-855-FLA-SAFE, ~~the National Human Trafficking Hotline~~ or to a local law enforcement agency and shall post in a conspicuous place in the establishment which is accessible to employees a sign with the relevant provisions of the reporting procedure.

Section 5. Subsections (1) and (3) of section 509.096, Florida Statutes, are amended to read:

509.096 Human trafficking awareness training and policies for ~~employ-~~ees of public lodging establishments; enforcement.—

(1) A public lodging establishment shall:

(a) Provide annual training regarding human trafficking awareness to employees of the establishment who perform housekeeping duties in the rental units or who work at the front desk or reception area where guests ordinarily check in or check out. Such training must also be provided for new employees within 60 days after they begin their employment in those roles; ~~or by January 1, 2021, whichever occurs later~~. Each employee must submit to the hiring establishment a signed and dated acknowledgment of having received the training, which the establishment must provide to the Department of Business and Professional Regulation upon request. The establishment may keep such acknowledgment electronically.

(b) ~~By January 1, 2021~~, Implement a procedure for the reporting of suspected human trafficking to the National Human Trafficking Hotline or to a local law enforcement agency.

(c) By January 1, 2025 ~~2021~~, post in a conspicuous location in the establishment which is accessible to employees a human trafficking public awareness sign at least 11 inches by 15 inches in size, printed in an easily legible font and in at least 32-point type, which states in English and Spanish and any other language predominantly spoken in that area which the department deems appropriate substantially the following:

“If you or someone you know is being forced to engage in an activity and cannot leave, whether it is prostitution, housework, farm work, factory work, retail work, restaurant work, or any other activity, call the Florida Human Trafficking Hotline, 1-855-FLA-SAFE, ~~the National Human Trafficking Resource Center at 888-373-7888 or text INFO or HELP to 233-733~~ to access help and services. Victims of slavery and human trafficking are protected under United States and Florida law.”

(3) ~~For a violation committed on or after July 1, 2023,~~ The division shall impose an administrative fine of \$2,000 per day on a public lodging establishment that is not in compliance with this section and remit the fines to the direct-support organization established under s. 16.618, unless the division receives adequate written documentation from the public lodging establishment which provides assurance that each deficiency will be corrected within 45 days after the division provided the public lodging establishment with notice of its violation. For a second or subsequent violation of this subsection ~~committed on or after July 1, 2023,~~ the division may not provide a correction period to a public lodging establishment and must impose the applicable administrative fines.

Section 6. Section 562.13, Florida Statutes, is amended to read:

562.13 Employment of minors or certain other persons by certain vendors prohibited; exceptions.—

(1) Unless otherwise provided in this section, it is unlawful for any vendor licensed under the Beverage Law to employ any person under 18 years of age.

(2) This section shall not apply to:

(a) Professional entertainers 17 years of age who are not in school.

(b) Minors employed in the entertainment industry, as defined by s. 450.012(5), who have either been granted a waiver under s. 450.095 or employed under the terms of s. 450.132 or under rules adopted pursuant to either of these sections.

(c) Persons under the age of 18 years who are employed in drugstores, grocery stores, department stores, florists, specialty gift shops, or automobile service stations which have obtained licenses to sell beer or beer and wine, when such sales are made for consumption off the premises.

(d) Persons 17 years of age or over or any person furnishing evidence that he or she is a senior high school student with written permission of the principal of said senior high school or that he or she is a senior high school graduate, or any high school graduate, employed by a bona fide food service establishment where alcoholic beverages are sold, provided such persons do not participate in the sale, preparation, or service of the beverages and that their duties are of such nature as to provide them with training and knowledge as might lead to further advancement in food service establishments.

(e) Persons under the age of 18 years employed as bellhops, elevator operators, and others in hotels when such employees are engaged in work apart from the portion of the hotel property where alcoholic beverages are offered for sale for consumption on the premises.

(f) Persons under the age of 18 years employed in bowling alleys in which alcoholic beverages are sold or consumed, so long as such minors do not participate in the sale, preparation, or service of such beverages.

(g) Persons under the age of 18 years employed by a bona fide dinner theater as defined in this paragraph, as long as their employment is limited to the services of an actor, actress, or musician. For the purposes of this paragraph, a dinner theater means a theater presenting consecutive productions playing no less than 3 weeks each in conjunction with dinner service on a regular basis. In addition, both events must occur in the same room, and the only advertised price of admission must include both the cost of the meal and the attendance at the performance.

(h) Persons under the age of 18 years who are employed in places of business licensed under s. 565.02(6), provided such persons do not participate in the sale, preparation, or service of alcoholic beverages.

However, a minor who qualifies for one of the exceptions in this subsection to whom this subsection otherwise applies may not be employed as or perform if the employment, whether as a professional entertainer or otherwise if such employment, involves nudity, as defined in s. 847.001, on the part of the minor and such nudity is intended as a form of adult entertainment, or be employed by an adult entertainment establishment, as defined in s. 847.001.

(3)(a) It is unlawful for any vendor licensed under the beverage law to employ as a manager or person in charge or as a bartender any person:

1. Who has been convicted within the last past 5 years of any offense against the beverage laws of this state, the United States, or any other state.

2. Who has been convicted within the last past 5 years in this state or any other state or the United States of soliciting for prostitution, pandering, letting premises for prostitution, keeping a disorderly place, or any felony violation of chapter 893 or the controlled substances act of any other state or the Federal Government.

3. Who has, in the last past 5 years, been convicted of any felony in this state, any other state, or the United States.

The term “conviction” shall include an adjudication of guilt on a plea of guilty or nolo contendere or forfeiture of a bond when such person is charged with a crime.

(b) This subsection shall not apply to any vendor licensed under the provisions of s. 563.02(1)(a) or s. 564.02(1)(a).

Section 7. Subsection (13) is added to section 787.06, Florida Statutes, to read:

787.06 Human trafficking.—

(13) When a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in this section. For purposes of this subsection, the term “governmental entity” has the same meaning as in s. 287.138(1).

Section 8. Subsection (4) of section 787.29, Florida Statutes, is amended to read:

787.29 Human trafficking public awareness signs.—

(4) The required public awareness sign must be at least 8.5 inches by 11 inches in size, must be printed in at least a 16-point type, and must state substantially the following in English and Spanish:

“If you or someone you know is being forced to engage in an activity and cannot leave—whether it is prostitution, housework, farm work, factory work, retail work, restaurant work, or any other activity—call the Florida Human Trafficking Hotline, 1-855-FLA-SAFE, the National Human Trafficking Resource Center at 1-888-373-7888 or text INFO or HELP to 233-733 to access help and services. Victims of slavery and human trafficking are protected under United States and Florida law.”

Section 9. Section 787.30, Florida Statutes, is created to read:

787.30 Employing persons under the age of 21 years in adult entertainment establishments prohibited.—

(1) As used in this section, the term:

(a) “Adult entertainment establishment” has the same meaning as in s. 847.001.

(b) “Nude” means the showing of the human male or female genitals, pubic area, or buttock with less than a fully opaque covering; or the showing of the female breast with less than a fully opaque covering of any portion thereof below the top of the nipple; or the depiction of covered male genitals in a discernibly turgid state. A mother’s breastfeeding of her baby does not under any circumstance constitute nudity, regardless of whether the nipple is covered during or incidental to feeding.

(2)(a) Except as provided in paragraph (b), an owner, a manager, an employee, or a contractor of an adult entertainment establishment who knowingly employs, contracts with, contracts with another person to employ, or otherwise permits a person younger than 21 years of age to perform or work in an adult entertainment establishment commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

(b) An owner, a manager, an employee, or a contractor of an adult entertainment establishment who knowingly employs, contracts with, contracts with another person to employ, or otherwise permits a person younger than 21 years of age to perform or work while nude in an adult entertainment establishment commits a felony of the second degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

(3) An owner, a manager, an employee, or a contractor of an adult entertainment establishment who permits a person to perform as an entertainer or work in any capacity for the establishment shall carefully check the person's driver license or identification card issued by this state or another state of the United States, a passport, or a United States Uniformed Services identification card presented by the person and act in good faith and in reliance upon the representation and appearance of the person in the belief that the person is 21 years of age or older.

(4) For purposes of this section, a person's ignorance of another person's age or a person's misrepresentation of his or her age may not be raised as a defense in a prosecution for a violation of this section.

Section 10. This act shall take effect July 1, 2024.

Approved by the Governor May 13, 2024.

Filed in Office Secretary of State May 13, 2024.

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS C

REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 14, 2023	Landowners' Meeting	10:30 AM
December 18, 2023	Regular Meeting	10:30 AM*
January 29, 2024 ¹ CANCELED	Regular Meeting	10:30 AM*
February 19, 2024	Regular Meeting	10:30 AM*
March 18, 2024 CANCELED	Regular Meeting	10:30 AM*
April 15, 2024	Regular Meeting	10:30 AM*
May 20, 2024 CANCELED	Regular Meeting	10:30 AM*
June 17, 2024 CANCELED	Regular Meeting	10:30 AM*
July 15, 2024 CANCELED	Regular Meeting	10:30 AM*
August 19, 2024	Regular Meeting	10:30 AM*
September 16, 2024	Regular Meeting	10:30 AM*
<i>*Meetings will occur at 10:30 AM, or immediately following the adjournment of Juniper Cove and Sebastian Isles Community Development District meetings</i>		

Exception(s)

¹January meeting date is two (2) weeks later to accommodate Martin Luther King Jr. holiday.