

REGAL-VILLAGE

**COMMUNITY DEVELOPMENT
DISTRICT**

November 18, 2024

BOARD OF SUPERVISORS

**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

November 11, 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 Regular Meeting on November 18, 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. Acceptance of Resignation of David Tello [Seat 1]; *Term Expires November 2026*
4. Consider Appointment of Debbie Leonard to Fill Term of Seat 1
 - Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided under separate cover*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Sample Form 1: Statement of Financial Interests/Instructions
 - D. Form 8B – Memorandum of Voting Conflict
5. Acceptance of Resignation of Maria Camporeale [Seat 5]; *Term Expires November 2028*
6. Consider Appointment of Frank Reynolds to Fill Term of Seat 5
 - Administration of Oath of Office to Newly Appointed Supervisor
7. Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of September 30, 2024
9. Approval of August 19, 2024 Public Hearings and Regular Meeting Minutes

ATTENDEES:

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

10. Staff Reports

- A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
- B. District Engineer: *Alvarez Engineers, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: December 16, 2024 at 10:30 AM

- QUORUM CHECK

SEAT 1	DEBBIE LEONARD	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 2	CYNTHIA CALDEVILLA	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 3	REBECCA CORTES	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 4	MARY MOULTON	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 5	FRANK REYNOLDS	☐	IN-PERSON	☐	PHONE	☐	NO

11. Board Members' Comments/Requests

12. Public Comments

13. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930 or Kristen Thomas at (561) 517-5111.

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

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9/20/2024

To whom this may concern,

Effective immediately I am resigning from my position at the Regal - Village Community Development District.

Please feel free to reach out to me directly should there be any questions at 786.322.0882.

Thank you.

A handwritten signature in blue ink, appearing to read 'D. A. Tello', with a long horizontal stroke extending to the right.

David A. Tello

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Regal-Village Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Maria Camporeale
Printed Name

Date: November 15, 2024
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Regal-Village Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ personally presented at a duly noticed meeting of the Board of Supervisors, ☒ scanned and electronically transmitted to gillyardd@whhassociates.com or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

Maria Camporeale

Signature

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Regal-Village Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective November 18, 2024:

_____	is elected Chair
_____	is elected Vice Chair
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary
<u>Kristen Thomas</u>	is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of November 18, 2024:

<u>David Tello</u>	<u>Vice Chair</u>
<u>Maria Camporeale</u>	<u>Assistant Secretary</u>

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 18TH DAY OF NOVEMBER, 2024.

ATTEST:

**REGAL-VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 9,240	\$ -	\$ -	\$ 9,240
Investments				
Reserve	-	117,177	-	117,177
Capitalized interest	-	215,564	-	215,564
Construction - Regal Palm	-	-	936	936
Construction - Hadley Place	-	-	3,042,249	3,042,249
Cost of issuance	-	293	-	293
Due from Landowner	6,490	-	-	6,490
Prepaid expense	5,250	-	-	5,250
Total assets	<u>\$ 20,980</u>	<u>\$333,034</u>	<u>\$ 3,043,185</u>	<u>\$ 3,397,199</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 12,574	\$ -	\$ -	\$ 12,574
Contracts payable	-	-	2,685	2,685
Due to Landowner	2,406	-	-	2,406
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>20,980</u>	<u>-</u>	<u>2,685</u>	<u>23,665</u>
Fund balances:				
Restricted for:				
Debt service	-	333,034	-	333,034
Capital projects	-	-	3,040,500	3,040,500
Total fund balances	<u>-</u>	<u>333,034</u>	<u>3,040,500</u>	<u>3,373,534</u>
Total liabilities and fund balances	<u>\$ 20,980</u>	<u>\$333,034</u>	<u>\$ 3,043,185</u>	<u>\$ 3,397,199</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 9,396	\$ 66,093	\$ 83,682	79%
Total revenues	<u>9,396</u>	<u>66,093</u>	<u>83,682</u>	79%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	1,000	33,000	40,000	83%
Legal	1,235	19,361	25,000	77%
Engineering	191	2,663	2,000	133%
Dissemination agent*	83	500	667	75%
Telephone	17	200	200	100%
Postage	10	57	500	11%
Printing & binding	42	500	500	100%
Legal advertising	-	7,151	6,500	110%
Annual special district fee	-	225	175	129%
Insurance	1,323	1,323	5,500	24%
Contingencies/bank charges	94	903	750	120%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	210	210	100%
Total expenditures	<u>3,995</u>	<u>66,093</u>	<u>83,682</u>	79%
Excess/(deficiency) of revenues over/(under) expenditures	5,401	-	-	
Fund balances - beginning	(5,401)	-	-	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</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 SEPTEMBER 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,382	\$ 6,960
Total revenues	<u>1,382</u>	<u>6,960</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	1,382	(326,806)
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	1,382	333,034
Fund balances - beginning	331,652	-
Fund balances - ending	<u>\$ 333,034</u>	<u>\$ 333,034</u>

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 12,631	\$ 76,151
Total revenues	<u>12,631</u>	<u>76,151</u>
EXPENDITURES		
Capital outlay	<u>2,685</u>	<u>3,176,882</u>
Total expenditures	<u>2,685</u>	<u>3,176,882</u>
Excess/(deficiency) of revenues over/(under) expenditures	9,946	(3,100,731)
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	9,946	3,040,500
Fund balances - beginning	<u>3,030,554</u>	<u>-</u>
Fund balances - ending	<u><u>\$ 3,040,500</u></u>	<u><u>\$ 3,040,500</u></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 Public Hearings and a 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.

Present were:

Rebecca Cortes	Chair
David Tello	Vice Chair
Cynthia Caldevilla	Assistant Secretary
Maria Camporeale (via telephone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC (WHA)
Mike Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Zach Griffin (via telephone)	Forestar (USA) Real Estate Group Inc.
Mary Moulton	Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:33 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

Acceptance of Resignation of Christian Cotter from Seat 4 and Consideration of Appointment to Fill Seat 4

This item was an addition to the agenda.

Mr. Rom presented the resignation of Mr. Cotter from Seat 4.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the resignation of Mr. Christian Cotter from Seat 4, was accepted.

Mr. Tello nominated Ms. Mary Moulton to fill Seat 4. No other nominations were made.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the appointment of Ms. Mary Moulton to fill Seat 4, was approved.

▪ **Administration of Oath of Office to Ms. Mary Moulton**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Mary Moulton. Ms. Moulton serves on numerous CDD Boards and is familiar with the requirements and responsibilities of a CDD Board Member.

THIRD ORDER OF BUSINESS

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

Mr. Rom presented Resolution 2024-42.

On MOTION by Mr. Tello and seconded by Ms. Moulton, with all in favor, 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 to August 19, 2024; Amending Resolution 2024-39 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

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

Mr. Rom presented Resolution 2024-43. He reviewed the proposed Fiscal Year 2025 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Ms. Cortes and seconded by Mr. Tello, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Moulton and seconded by Mr. Tello, with all in favor, 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, was adopted.

FIFTH ORDER OF BUSINESS

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

These items were included for informational purposes.

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

Mr. Rom presented Resolution 2024-44.

On MOTION by Ms. Moulton and seconded by Ms. Cortes, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Moulton and seconded by Mr. Tello, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Caldevilla and seconded by Ms. Moulton, with all in favor, 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 Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting

Mr. Rom presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2024

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of April 15, 2024 Regular Meeting Minutes**

On MOTION by Ms. Caldevilla and seconded by Mr. Tello, with all in favor, the April 15, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

- **2024 Legislative Update - Supplemental Information**

This item was included for informational purposes.

B. District Engineer: Alvarez Engineers, Inc.

There was no report.

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

- **NEXT MEETING DATE: September 16, 2024 at 10:30 AM**

- **QUORUM CHECK**

The next meeting will be on September 16, 2024, unless cancelled.

TENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS**Public Comments**

There were no public comments.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Cortes and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 11:41 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

REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2024 CANCELED	Regular Meeting	10:30 AM*
November 18, 2024	Regular Meeting	10:30 AM*
December 16, 2024	Regular Meeting	10:30 AM*
February 17, 2025	Regular Meeting	10:30 AM*
March 17, 2025	Regular Meeting	10:30 AM*
April 21, 2025	Regular Meeting	10:30 AM*
May 19, 2025	Regular Meeting	10:30 AM*
June 16, 2025	Regular Meeting	10:30 AM*
July 21, 2025	Regular Meeting	10:30 AM*
August 18, 2025	Regular Meeting	10:30 AM*
September 15, 2025	Regular Meeting	10:30 AM*
<i>*Meetings will occur at 10:30 AM, or immediately following the adjournment of Juniper Cove Community Development District and Sebastian Isles Community Development District meetings</i>		