



**JOURNEY'S END  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
SPECIAL BOARD MEETING  
& PUBLIC HEARING  
JUNE 20, 2018  
7:00 P.M.**

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

[www.journeysendcdd.org](http://www.journeysendcdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
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**AGENDA**  
**JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT**  
 Journey’s End Clubhouse  
 6400 Journey’s End Drive  
 Lake Worth, FL 33467  
**SPECIAL BOARD MEETING & PUBLIC HEARING**  
 June 20, 2018  
 7:00 p.m.

A. Call to Order

B. Proof of Publication.....Page 1

C. Establish Quorum

D. Additions or Deletions to Agenda

E. Comments from the Public for Items Not on the Agenda

F. Approval of Minutes.

1. April 11, 2018 Regular Board Meeting.....Page 2

G. Public Hearing

1. Proof of Publication.....Page 5

2. Receive Public Comments on Fiscal Year 2018/2019 Final Budget

3. Consider Resolution No. 2018-02 – Adopting a Fiscal Year 2018/2019 Final Budget.....Page 6

H. Old Business

I. New Business

1. Discussion Regarding the Weir.....Page 13

2. Consider Approval of Staff Gauge Installation.....Page 20

3. Discussion Regarding Lake Fountains and Aerators

4. Consider Resolution No. 2018-03 – Adopting a Fiscal Year 2018/2019 Meeting Schedule.....Page 22

5. Consider Resolution No. 2018-04 – Adopting a Statewide Mutual Aid Agreement.....Page 24

J. Administrative Matters

1. Financial Report.....Page 26

K. Board Members Comments

L. Adjourn

**Palm Beach Post, The**  
June 7, 2018  
Miscellaneous Notices

Notice of Public Hearing and Special Board Meeting of the Journey's End Community Development District The Board of Supervisors (the "Board") of the Journey's End Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on June 20, 2018, at 7:00 p.m., or as soon thereafter as the meeting can be heard, in the Journey's End Clubhouse located at 6400 Journey's End Drive, Lake Worth, Florida 33467. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2018/2019 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Special Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Meetings may be continued as found necessary to a time and place specified on the record. There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice. Journey's End Community Development District [www.journeysendcdd.org](http://www.journeysendcdd.org) PUBLISH: Palm Beach Post 5-31, 6-7/ 2018

JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
APRIL 11, 2018

**A. CALL TO ORDER**

District Manager Jason Pierman called the April 11, 2018, Regular Board Meeting of the Journey's End Community Development District to order at 7:02 p.m. in the Journey's End Clubhouse located at 6400 Journey's End Drive, Lake Worth, Florida 33467.

**B. PROOF OF PUBLICATION**

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 23, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Pierman determined that the attendance of Chairman Alex Da Costa, Vice Chairman Alfred Marten and Supervisors Jeff Bates, Nancy Samuels and Tammy Nevin constituted a quorum.

Staff in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. January 10, 2018, Regular Board Meeting**

Mr. Pierman presented the minutes of the January 10, 2018, Regular Board Meeting and asked if there were any changes and/or additions. There being no changes, a **motion** was made by Mrs. Nevin, seconded by Ms. Samuels and unanimously passed to approve the minutes of the January 10, 2018, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget**

Mr. Pierman presented Resolution No. 2018-01, entitled:

JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
APRIL 11, 2018

**RESOLUTION NO. 2018-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT  
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR  
2018/2019; AND PROVIDING AN EFFECTIVE DATE.**

A motion was made by Mr. Bates, seconded by Mr. Marten and passed unanimously to adopt Resolution No. 2018-01, as presented, setting the Public Hearing for June 20, 2018, at 7:00 p.m.

**H. NEW BUSINESS**

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

**I. ADMINISTRATIVE MATTERS**

**1. Financial Report**

Mr. Pierman reminded the Board to complete their Financial Disclosure form (Form 1) prior to the July deadline. He also noted that the qualifying period for Seats 4 and 5 (Mr. Da Costa and Mrs. Nevin, respectively) runs from noon, June 18, 2018 to noon, June 22, 2018.

**J. BOARD MEMBER COMMENTS**

Mr. Da Costa noted that the lakes were low, and that the weir had been put into summer mode. Discussion ensued regarding weir adjustment and notification responsibilities. The Board consensus was that changes need to be initiated by the District, or according to the permit. Mr. Pierman stated that he would follow up with the HOA, once the manager was back in town, and inform the Board of the outcome.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Da Costa, seconded by Mr. Bates and unanimously passed to adjourn the meeting at 7:27 p.m.

JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
APRIL 11, 2018

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**Palm Beach Post, The**  
June 7, 2018  
Miscellaneous Notices

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**RESOLUTION NO. 2018-02**

**A RESOLUTION OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2018/2019 BUDGET.**

**WHEREAS**, the Journey's End Community Development District ("District") has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 attached hereto as Exhibit "A" is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 20<sup>th</sup> day of June, 2018.

**ATTEST:**

**JOURNEY'S END  
COMMUNITY DEVELOPMENT DISTRICT**

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

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



Journey's End  
Community Development District

**Final Budget For  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**

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**FINAL BUDGET**  
**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	<b>FISCAL YEAR 2018/2019 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	148,104
Other Revenues	0
County Appraiser & Tax Collector Fee	(2,962)
Discounts For Early Payments	(5,924)
Interest Income	300
<b>TOTAL REVENUES</b>	<b>\$ 139,518</b>
<b>EXPENDITURES</b>	
Supervisor Fees	4,000
Payroll Taxes (Employer)	306
Infrastructure Maintenance	5,000
Lake Maintenance	20,000
Engineering	7,000
Management	18,000
Secretarial	3,000
Legal	9,500
Assessment Roll	5,000
Audit Fees	3,700
Insurance	6,356
Legal Advertisements	1,150
Miscellaneous	1,200
Postage	275
Office Supplies	550
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	1,500
Reserve	12,706
Capital Projects	35,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 139,518</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
<b>General Fund Balance As Of 9/30/17</b>	<b>\$100,522.86</b>
<b>Reserve Fund Balance As Of 9/30/17</b>	<b>\$135,970.00</b>

**DETAILED FINAL BUDGET**  
**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	147,562	148,104	148,104	Expenditures Less Interest & Carryover/.94
Other Revenues	0	0	0	
County Appraiser & Tax Collector Fee	(2,400)	(2,962)	(2,962)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(5,336)	(5,924)	(5,924)	Four Percent Of Total Assessment Roll
Interest Income	390	300	300	Interest Projected At \$25 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 140,216</b>	<b>\$ 139,518</b>	<b>\$ 139,518</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	3,000	4,000	4,000	Supervisor Fees
Payroll Taxes (Employer)	230	306	306	Supervisor Fees * 7.65%
Infrastructure Maintenance	0	28,500	5,000	For Drainage System Maintenance
Lake Maintenance	17,873	20,000	20,000	No Change From 2017/2018 Budget
Engineering	3,651	7,500	7,000	\$500 Decrease From 2017/2018 Budget
Management	18,000	18,000	18,000	As Per Contract
Secretarial	3,000	3,000	3,000	No Change From 2017/2018 Budget
Legal	6,706	10,000	9,500	\$500 Decrease From 2017/2018 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,700	3,700	3,700	Accepted Amount For 2017/2018 Audit
Insurance	5,778	6,356	6,356	Insurance Company Estimate
Legal Advertisements	736	1,150	1,150	No Change From 2017/2018 Budget
Miscellaneous	936	1,000	1,200	\$200 Increase From 2017/2018 Budget
Postage	80	275	275	No Change From 2017/2018 Budget
Office Supplies	276	575	550	\$25 Decrease From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	4,636	4,650	5,100	Trustee (US Bank) Increasing Fees In 2018/2019
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
Reserve	0	4,831	12,706	Reserve
Capital Projects	0	19,000	35,000	Capital Projects
<b>TOTAL EXPENDITURES</b>	<b>\$ 75,277</b>	<b>\$ 139,518</b>	<b>\$ 139,518</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 64,939</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 64,939</b>	<b>\$ -</b>	<b>\$ -</b>	

<b>General Fund Balance As Of 9/30/17</b>	<b>\$100,522.86</b>
<b>Reserve Fund Balance As Of 9/30/17</b>	<b>\$135,970.00</b>

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	308	25	50	Projected Interest For 2018/2019
NAV Tax Collection	183,853	181,946	181,946	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 184,161</b>	<b>\$ 181,971</b>	<b>\$ 181,996</b>	
<b>EXPENDITURES</b>				
Principal Payments	100,000	110,000	115,000	Principal Payment Due In 2019
Additional Principal Payments	15,000	399	1,412	Additional Principal Payments
Interest Payments	79,538	71,572	65,584	Interest Payments Due In 2019
<b>Total Expenditures</b>	<b>\$ 194,538</b>	<b>\$ 181,971</b>	<b>\$ 181,996</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (10,377)</b>	<b>\$ -</b>	<b>\$ -</b>	

<b>Debt Service Fund Balance As Of 9/30/17</b>	<b>\$83,871.13</b>
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**Series 2008 Refunding Bonds Information**

Original Par Amount =	\$2,300,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.82%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2008		
Maturity Date =	May 2028		

Par Amount As Of 1/1/18 = \$1,510,000

## Journey's End Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Projected Assessment*
Administrative For Sixty Five Foot Lots	\$ 106.16	\$ 314.45	\$ 314.45	\$ 314.45	\$ 314.45
<u>Debt For Sixty Five Foot Lots</u>	<u>\$ 427.70</u>	<u>\$ 390.00</u>	<u>\$ 390.00</u>	<u>\$ 390.00</u>	<u>\$ 390.00</u>
<b>Total</b>	<b>\$ 533.86</b>	<b>\$ 704.45</b>	<b>\$ 704.45</b>	<b>\$ 704.45</b>	<b>\$ 704.45</b>
Administrative For Seventy Five Foot Lots	\$ 106.16	\$ 314.45	\$ 314.45	\$ 314.45	\$ 314.45
<u>Debt For Seventy Five Foot Lots</u>	<u>\$ 493.50</u>	<u>\$ 450.00</u>	<u>\$ 450.00</u>	<u>\$ 450.00</u>	<u>\$ 450.00</u>
<b>Total</b>	<b>\$ 599.66</b>	<b>\$ 764.45</b>	<b>\$ 764.45</b>	<b>\$ 764.45</b>	<b>\$ 764.45</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Sixty Five Foot Lots	300
<u>Seventy Five Foot Homes</u>	<u>171</u>
Total Units	471

Sixty Five Foot Lots Information

Total Units	300
<u>Prepayments</u>	<u>1</u>
Billed For Debt	299

## **Attachment, Journey's End CDD meeting, June 20, 2018. Journey's End weir and related considerations.**

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The following summary is intended to inform the Journey's End CDD board and serve as a guide for possible changes to the existing weir structure and operation.

### **HISTORY OF SEASONAL OPERATION**

#### **Review.**

When deciding how the weir should be managed, the board should consider the weir's full operating history since the addition of the seasonal adjustment. As the board is aware, the infrastructure update cost tens of thousands of dollars. It was done specifically to hold more water in local lakes. There are many good reasons for this: aesthetic, sensory, practical, and environmental. The previous gate was completely operational and didn't need replacement but for the desired seasonal adjustment, which was a compromise over the permanent elevation change the District originally sought. The updated seasonal permit calls for changeover on May 15<sup>th</sup> (winter to summer) and October 15<sup>th</sup> (summer to winter), or seven months of high, winter setting. The winter setting at the start and end overlaps by several weeks the rainy periods of the year, allowing for lake replenishment from low levels.

With this in mind, you may consider how well HOA management has implemented the change:

**Fall 2016.** The winter switchover occurred between November 17<sup>th</sup> and December 15<sup>th</sup>, at least one month late. It only happened after the CDD president asked CDD management to look into the situation. By that time, the lakes had drained past their summer lows, and we had entered the dry season, meaning lake levels stayed very low until mid-spring. Additionally, when executing a pre-hurricane drawdown in October, HOA management tried to adjust a heavy metal grate and dropped it into the weir, requiring a contractor visit. It took about a month of emails and apparently several queries to HOA management to get the accurate story.

**Spring 2017.** The summer switchover occurred during the week of June 5<sup>th</sup> or later, over three weeks late. And HOA management was confused about settings. So, instead of using the summer weir setting, management engaged the emergency setting, a rarely used adjustment used to quickly drain lakes before hurricanes. Within days there was a dramatic drop in lake water levels, which the CDD board commented on during its June meeting. HOA management realized the mistake when water levels dropped past the low summer bleeder level.

*On this occasion the CDD president met **more than once** with HOA management to review settings and operating schedule.* HOA management indicated that they had chosen the emergency setting because the summer setting generated a noisy sound of water flow through weir, although this is exactly what one would observe during a changeover, especially with full lakes, which had filled up during May. To me, this indicated that HOA management had only a sketchy understanding of the mechanism but was nonetheless entrusted to operate it.

**Fall 2017.** The changeover to winter setting happened exactly on schedule, and subsequent October

rainfall filled lakes to the top. Water levels held up well until a spring drought and normal usage reduced them to a low level by mid-spring.

However, *on this occasion the CDD president had contacted HOA management ahead of the changeover to request the change and proof of operation.* The CDD president had asked to go along, but HOA management went alone and sent photo proof later.

**Spring 2018.** HOA management changed to summer setting one month ahead of schedule. This appeared to be some kind of “test” of possible gate leaks due to water levels. HOA management did not notify anyone or request guidance from engineering staff, and the change was only noticed due to a unannounced visit to the weir by the CDD president.

In a conversation subsequent to this, the HOA president said that the permit used the word “may” when indicating the operating schedule, indicating that he felt these dates were “suggestions” and that the HOA did not share the CDD's goal of retaining as much water as possible. The HOA president also indicated that he had been regularly operating the emergency gate, which goes against the restriction that only CDD or HOA employees should operate the weir mechanism.

### **Recommendations.**

1. Journey's End HOA should have no standing authority to change weir settings. Rather, CDD management should add these changes to the District's existing and reliable calendar of events. Before the seasonal changeover date, CDD management will email HOA management to request a changeover, with the message copied to District board members. At completion of the changeover, HOA management will reply to the CDD, with copies of that notice then forwarded to the CDD board. Note that this notification was approximately the procedure followed during the one successful previous changeover out of four.
2. Secure the mechanism (see following section). Once this happens, the board has the option of locking up the mechanism from the HOA. When the time for changeover comes, a board member with a key can accompany HOA management to unlock the mechanism, or perhaps unlock the mechanism for the HOA ahead of time and lock it up again afterwards.

Currently, enabling the emergency setting requires a notice initiated by the Lake Worth Drainage District and forwarded along to the HOA by CDD management. Adopting recommendation “1” would make all operating procedures consistent. The District's calendar has always been reliably maintained and has our confidence. Moreover, the changeover would *still* have to be on the District calendar in case CDD management forgets the date.

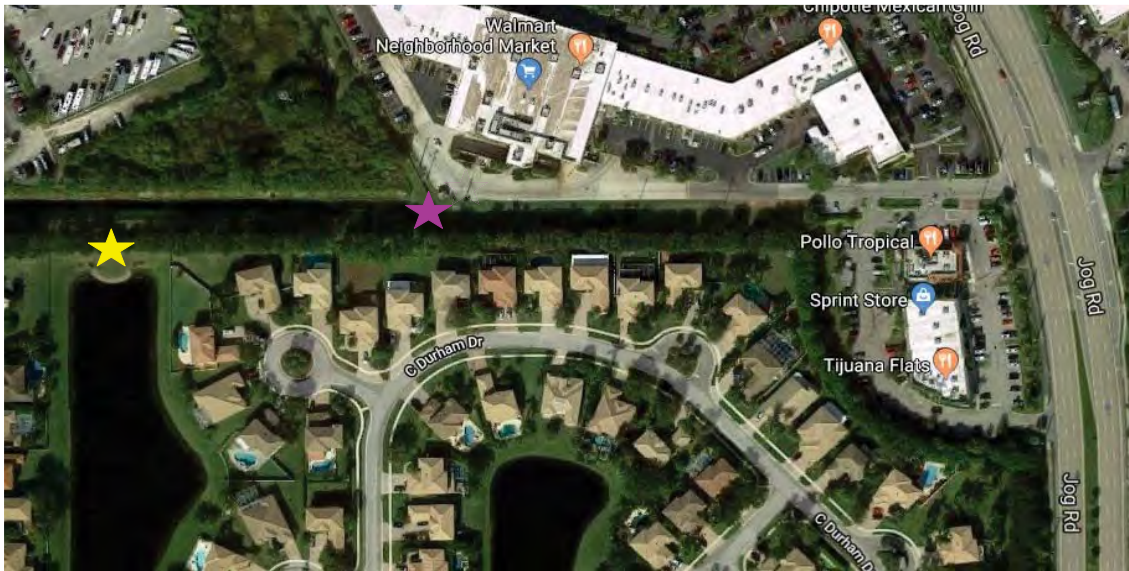
### **POTENTIAL WEIR IMPROVEMENTS**

#### **Review.**

The Journey's End weir sits along the L-16 canal that runs along the north boundary of the community. Access is through a fenced gate next to the parking area behind the Walmart shopping center. The fenced gate leads to a wide grass track that extends to Hagen Ranch Road. The gate is usually locked, but it can be easily bypassed on foot and is sometimes left open for extended periods. There is a six-foot aluminum picket fence separating the above-ground weir from Journey's End proper.



Weir location ★  
Access gate ☆



**Observations.**

1. The above-ground weir is located on a canal embankment at the north end of an elongated lake. There are oak trees on either side. (Figure 1)
2. There is no lock. The only security comes from removing the operating handle, which is otherwise attached with a hex bolt, but the operating shaft protrudes and is easily operated with vice grips. Additionally, there is a small metal piece used to catch the handle during operation. This piece is currently held on by masking tape. (Figure 2)
3. The previous mechanism was under a small, ground-level gate secured with a chain and lock.
4. The height settings are in permanent marker, but these fade over time and eventually become unreadable if not redrawn. (Figure 3)



Figure 1: Overview of CDD weir



*Figure 2: Operating shaft*



*Figure 3: Height adjustment indicator*

### **Recommendations.**

1. Secure the mechanism by building a cage around the immediate area (about 10 feet by 12 feet). Add a foundation (not footers) in which to sink the fence posts, and add a locked gate. For comparison but more elaborate, see the pump installation by the entrance to the clubhouse parking lot. (*Figure 4*) There is also the irrigation set-up by the community's front entrance, which is fully caged. The benefits: Access control. Protection from vandalism. Protection from wind-borne debris.
2. Along with "1": Permanently reattach the operating handle.
3. Along with "1": Add an advisory sign by the locked gate.
4. Remove the two nearest oak trees. Falling trees during a storm could heavily damage the mechanism. There is also the possibility of root intrusion into the weir mechanism.
5. Add a sight to the mechanism. It should be done so that no extra knowledge is required to know

the right setting. In other words, the sight should not align just with some part of the operating screw but with some obvious, possibly colored marking on the screw. CDD management has suggested a similar improvement, for which the CDD board should request to see some photo or other clear representation first before approval.

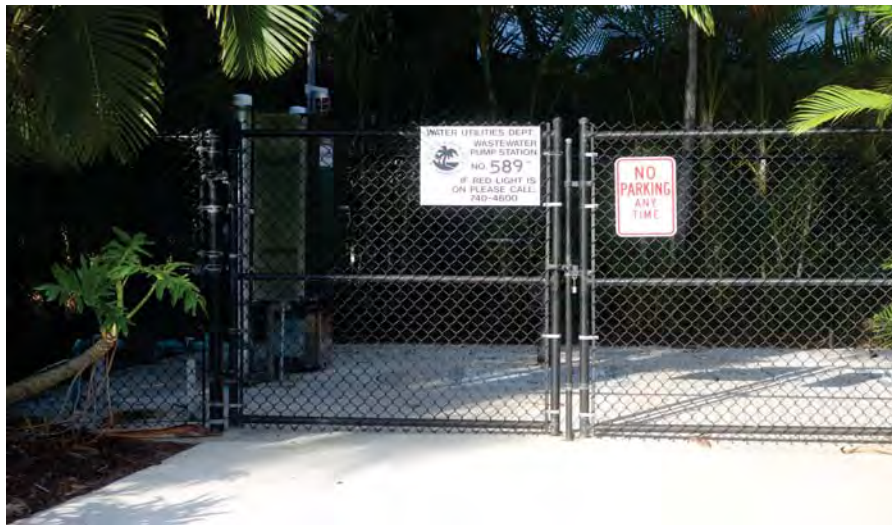
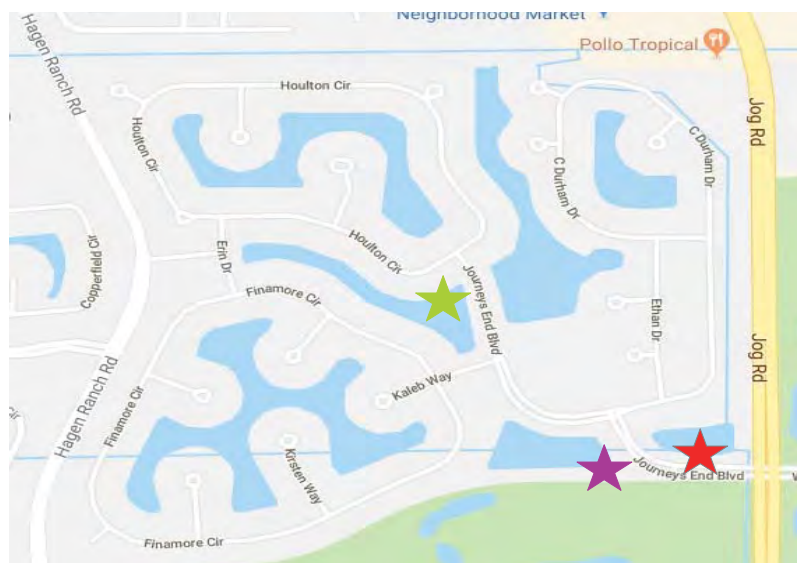


Figure 4: Clubhouse parking lot pump station.




## DRAINAGE

### Review.

The following chart records lake levels and precipitation from May 15, 2018 to June 12, 2018. Lake readings come from direct measurement using metal poles sunk into the lake bottom in three locations around Journey's End. The locations are indicated by the stars on the map. To the right are precipitation readings for the same days from nearby weather stations. Baseline level "0" on 5/15/2018.



Locations of water level markers

Date				Aberdeen 1.4	Aberdeen 4.2	Aberdeen 3.7
5/16/18	- 5/8	- 1/2	- 1/4	0.29	0.31	0.48
5/17/18	-1 1/2	-1 1/4	-1	0.25	0.08	0.35
5/18/18	-1 5/8	-1 1/2	-1 1/4	0.38	0.46	0.56
5/19/18	1/2	3/4	1	0.7	0.84	0.03
5/20/01	5	5 3/4	6	3.57	2.91	5.1
5/21/18	4 3/4	5 1/2	5 1/2	1.7	1.89	2.34
5/22/18	4	4 1/2	4 3/4	0.64	0.78	0.28
5/23/18	2 1/2	3 3/4	3 1/2	0	0.04	0
5/24/18	1	2	1 1/2	0	0	0.16
5/25/18	1 1/4	2	1 3/4	0.35	0	0.17
5/26/18	--	--	--	0.77	1.21	1.11
5/27/18	5	5 3/4	6	1.32	1.09	1.93
5/28/18	3 3/4	5	4 3/4	0.95	0.94	1.09
5/29/18	2 1/2	3 3/4	3 1/2	0.02	0	0
5/30/18	1	2	1 3/4	0.04	T	0
5/31/18	2 1/2	4	3 1/2	0.71	0.42	0.28
6/1/18	1	2 1/2	2	0.08	0.06	0.06
6/2/18	1/2	1 1/2	1	0	0	0.04
6/3/18	1/8	3/4	1/4	0.28	T	0.42
6/4/18	-1	0	- 1/2	0	0	0
6/5/18	--	--	--	0.02	T	0
6/6/18	3/4	1 1/2	1	0.59	0.65	0.28
6/7/18	0	1	1/4	0.26	0.06	0
6/8/18	--	--	--	--	--	--
6/9/18	3/4	1 3/4	1 1/2	--	--	--
6/10/18	--	--	--	--	--	--
6/11/18	10	12 1/4	11 1/2	--	--	--
6/12/18	8	10 1/4	9 1/4			

**Observations.**

1. The bleeder drains about  $\frac{3}{4}$  of an inch per day when water levels are approximately at the top of the bleeder. This rate will slow rapidly as water levels dip below the top.
2. Due to water pressure, the bleeder will drain much more quickly as water levels climb above the top of the bleeder. Example: From May 29<sup>th</sup> to May 30<sup>th</sup>, water levels dropped 1  $\frac{1}{2}$  inches or

more during a rainless day. Also: After the big rains on June 11<sup>th</sup>, which filled lakes up to the shoreline grass, water levels dropped 2 inches in 24 hours.

3. Observations “1” and “2” above suggest that the emergency gate, when fully opened, will release six or more inches of water across all of Journey's End in 24 hours. Bleeder dimensions are .8 feet high by 2 feet high (1.6 square feet) versus 4.5 feet wide by 1.2 feet high (5.4 square feet) for the gate. Note that the emergency gate sits at the bottom of the weir, meaning much higher water pressure during outflow.
4. Due to runoff, one inch of rainfall over Journey's End equals about 1 ½ inches of lake level rise. Refer to figures for 5/19 to 5/20: About four inches of rainfall yielded about five inches of water on the lakes. Taking into account 1 ½ inches of drainage yields about 6 ½ inches of rise for 4 inches of rainfall.
5. Observations “3” and “4” mean that opening the emergency gate for a only a few hours before a storm will have a negligible effect on lake levels. In a typical six-hour, full opening the gate might release an 1 ½ inches of water, which is the equivalent of about one inch of rainfall. Therefore, I consider the biggest risk with the emergency gate is that it might be operated incorrectly or not closed in a timely way after operation, not that we fail to open it before a storm when allowed. An example of incorrect usage would be opening the emergency gate fully when lakes are brimming. The pressure of the resulting outflow can potentially damage the opposite embankment of the drainage canal.

### **Recommendations.**

1. Install a water level gauge in an easy-viewed area of a lake. There is such a gauge in the area, where Lake Charleston Road meets Charleston Shores Boulevard. This will allow long-term, empirical readings of lake levels.

**MURRAY LOGAN CONSTRUCTION, INC.**

**General Contractors**

313 65<sup>th</sup> Trail North  
West Palm Beach, FL 33413

Telephone 561-686-3948

Fax 561-686-7465

CGC 041939

**QUOTATION**

DATE: 6/11/2018

TO: Journeys End CDD  
c/o Karen Brandon, P.E.  
AECOM

NAME OF PROJECT:  
Staff Gauge

LOCATION:  
WPB

PLANS AND SPECIFICATIONS:  
AECOM

**WE PROPOSE TO FURNISH ALL LABOR, MATERIAL AND EQUIPMENT TO PERFORM THE FOLLOWING:**

1. Supply/install Staff Gauge as follows:
  - A. Supply/install mounting pipe 4" diameter schedule 40 galvanized pipe or approved equal.
  - B. Supply/install plastic backing board.
  - C. Supply/install plastic staff gauge +11.0 to +18.0 NGVD.

FOR THE LUMP SUM OF \$2,750.00

BUYERS' SIGNED ACCEPTANCE CONSTITUTES A BINDING CONTRACT. IN THE EVENT THERE IS ANY DEFAULT IN PAYMENTS DUE UNDER THIS CONTRACT AND THE SAME IS PLACED IN THE HANDS OF AN ATTORNEY FOR COLLECTION, THE PURCHASER AND/OR PURCHASERS HEREBY AGREE TO PAY ALL COST OF COLLECTION INCLUDING, BUT NOT LIMITED TO, A REASONABLE ATTORNEY'S FEE. TERMS NET 30 DAYS.

**ACCEPTED:**

**MURRAY LOGAN CONSTRUCTION, INC.**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
*David Logan, President*

DATE \_\_\_\_\_

TITLE: David Logan, President



NGVD29

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**RESOLUTION NO. 2018-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Journey's End Community Development District ("District") to establish a regular meeting schedule for fiscal year 2018/2019; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2018/2019 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2018/2019 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 20<sup>th</sup> day of June, 2018.

**ATTEST:**

**JOURNEY'S END  
COMMUNITY DEVELOPMENT DISTRICT**

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

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



**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Journey's End Community Development District will hold Regular Meetings at 7:00 p.m. in the Conference Room at Journey's End Clubhouse, 6400 Journey's End Drive, Lake Worth, Florida 33467, on the following dates:

**November 14, 2018  
January 9, 2019  
April 10, 2019  
June 12, 2019  
July 10, 2019  
September 11, 2019**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922.

One or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT**

**[www.journeysendcdd.org](http://www.journeysendcdd.org)**

**PUBLISH: THE PALM BEACH POST 00/00/2018**

**RESOLUTION NO. 2018-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE *REVISED* FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

**WHEREAS**, the Board of Supervisors of the Journey's End Community Development District ("District") hereby approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

**WHEREAS**, the Florida Department of Emergency Management requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 27P-19, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** That execution of the attached revised Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

**PASSED, ADOPTED and EFFECTIVE** this 20<sup>th</sup> day of June, 2018.

**ATTEST:**

**JOURNEY'S END  
COMMUNITY DEVELOPMENT DISTRICT,  
FLORIDA**

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

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

# **STATEWIDE MUTUAL AID AGREEMENT**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

Journey's End  
Community Development District

**Financial Report For  
May 2018**

**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
MAY 2018**

	<b>Annual Budget 10/1/17 - 9/30/18</b>	<b>Actual May-18</b>	<b>Year To Date Actual 10/1/17 - 5/31/18</b>
<b>REVENUES</b>			
O & M Assessments	148,104	1,100	146,910
Other Revenues	0	0	0
County Appraiser & Tax Collector Fee	(2,962)	(161)	(2,331)
Discounts For Early Payments	(5,924)	0	(5,456)
Interest Income	300	0	294
<b>Total Revenues</b>	<b>\$ 139,518</b>	<b>\$ 939</b>	<b>\$ 139,417</b>
<b>EXPENDITURES</b>			
Supervisor Fees	4,000	0	2,800
Payroll Taxes (Employer)	306	0	214
Infrastructure Maintenance	28,500	0	0
Lake Maintenance	20,000	1,446	12,249
Engineering	7,500	1,558	1,558
Management	18,000	1,500	12,000
Secretarial	3,000	250	2,000
Legal	10,000	0	4,348
Assessment Roll	5,000	0	0
Audit Fees	3,700	0	3,700
Insurance	6,356	0	5,778
Legal Advertisements	1,150	196	450
Miscellaneous	1,000	56	430
Postage	275	38	47
Office Supplies	575	33	196
Dues & Subscriptions	175	0	175
Trustee Fee	4,650	4,636	4,636
Website Management	1,500	125	1,000
Reserve	4,831	0	0
Capital Projects	19,000	0	0
<b>Total Expenditures</b>	<b>\$ 139,518</b>	<b>\$ 9,838</b>	<b>\$ 51,581</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (8,899)</b>	<b>\$ 87,836</b>
Carryover from Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (8,899)</b>	<b>\$ 87,836</b>

<b>Available Funds As Of 9/30/17</b>	<b>\$ 100,522.86</b>
--------------------------------------	----------------------

<b>Bank Balance As Of 5/31/18</b>	<b>\$ 336,739.64</b>
<b>Accounts Payable As Of 5/31/18</b>	<b>\$ 12,410.55</b>
<b>Reserve Funds As Of 5/31/18</b>	<b>\$ 135,970.00</b>
<b>Accounts Receivable As Of 5/31/18</b>	<b>\$ -</b>
<b>Available Funds As Of 5/31/18</b>	<b>\$ 188,359.09</b>

**Journey's End Community Development District**  
**Profit & Loss Budget vs. Actual**  
October 2017 through May 2018

	<u>Oct '17 - May 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
363.100 · O & M Assessment Income	146,910.23	148,104.00	-1,193.77	99.19%
363.830 · Assessment Fees	-2,330.77	-2,962.00	631.23	78.69%
363.831 · Assessment Discounts	-5,455.75	-5,924.00	468.25	92.1%
369.401 · Interest Income	293.95	300.00	-6.05	97.98%
<b>Total Income</b>	<u>139,417.66</u>	<u>139,518.00</u>	<u>-100.34</u>	<u>99.93%</u>
<b>Expense</b>				
511.000 · Professional Fees				
511.315 · Legal	4,348.00	10,000.00	-5,652.00	43.48%
511.320 · Audit	3,700.00	3,700.00	0.00	100.0%
<b>Total 511.000 · Professional Fees</b>	<u>8,048.00</u>	<u>13,700.00</u>	<u>-5,652.00</u>	<u>58.75%</u>
511.122 · Payroll Taxes	214.20	306.00	-91.80	70.0%
511.131 · Supervisor Fees	2,800.00	4,000.00	-1,200.00	70.0%
511.307 · Infrastructure Maintenance	0.00	28,500.00	-28,500.00	0.0%
511.310 · Engineering	1,557.50	7,500.00	-5,942.50	20.77%
511.311 · Management Fees	12,000.00	18,000.00	-6,000.00	66.67%
511.312 · Secretarial Fees	2,000.00	3,000.00	-1,000.00	66.67%
511.318 · Assessment Roll	0.00	5,000.00	-5,000.00	0.0%
511.450 · Insurance	5,778.00	6,356.00	-578.00	90.91%
511.480 · Legal Advertisements	450.64	1,150.00	-699.36	39.19%
511.512 · Miscellaneous	429.68	1,000.00	-570.32	42.97%
511.513 · Postage and Delivery	46.97	275.00	-228.03	17.08%
511.514 · Office Supplies	196.00	575.00	-379.00	34.09%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.541 · Lake Maintenance	12,249.50	20,000.00	-7,750.50	61.25%
511.733 · Trustee Fees	4,635.94	4,650.00	-14.06	99.7%
511.736 · Reserve	0.00	4,831.00	-4,831.00	0.0%
511.750 · Website Management	1,000.00	1,500.00	-500.00	66.67%
511.800 · Capital Projects	0.00	19,000.00	-19,000.00	0.0%
<b>Total Expense</b>	<u>51,581.43</u>	<u>139,518.00</u>	<u>-87,936.57</u>	<u>36.97%</u>
<b>Net Ordinary Income</b>	87,836.23	0.00	87,836.23	100.0%

**Journey's End CDD  
Debt Service (Series 2008) Profit & Loss Report May 2018**

	<b>Annual Budget 10/1/17 - 9/30/18</b>	<b>Actual May-18</b>	<b>Year To Date Actual 10/1/17 - 5/31/18</b>
<b>Revenues</b>			
Interest Income	25	144	801
NAV Tax Collection	181,946	4,576	181,658
<b>Total Revenues</b>	<b>\$ 181,971</b>	<b>\$ 4,720</b>	<b>\$ 182,459</b>
<b>Expenditures</b>			
Principal Payments	110,000	0	110,000
Additional Principal Payments	399	0	10,000
Interest Payments	71,572	0	74,039
<b>Total Expenditures</b>	<b>\$ 181,971</b>	<b>\$ -</b>	<b>\$ 194,039</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 4,720</b>	<b>\$ (11,580)</b>