



**JOURNEY'S END  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
JANUARY 12, 2022  
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  
561.630.4923 Facsimile

**AGENDA**  
**JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT**  
Conference Room at Journey’s End Clubhouse  
6400 Journey’s End Drive  
Lake Worth, Florida 33467  
**REGULAR BOARD MEETING**  
January 12, 2022  
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. September 8, 2021 Regular Board Meeting.....Page 3
- G. Old Business
  - 1. Discussion Regarding Canal Gates
- H. New Business
  - 1. Discussion Regarding Lake Banks
- I. Administrative Matters
  - 1. Financials.....Page 6
- J. Board Members Comments
- K. Adjourn

## PROOF OF PUBLICATION STATE OF FLORIDA

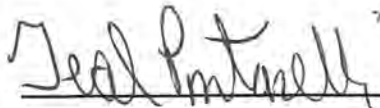
### PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - PublicNotice was published in said newspaper in issues dated: first date of Publication 11/01/2021 and last date of Publication 11/01/2021. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next 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, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

JOURNEYS END COMM DEV DIST  
2501 BURNS RD  
STE A  
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000667992
Ad Cost:	\$247.68
Paid:	\$0.00
Balance Due:	\$247.68

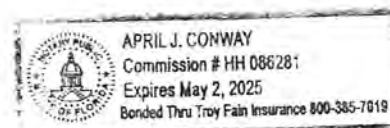
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 3rd day of November, 2021 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



Please see Ad on following page(s).

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**JOURNEY'S END COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2021/2022  
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 10, 2021  
January 12, 2022  
April 13, 2022  
June 8, 2022  
July 13, 2022  
September 14, 2022**

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)  
11-1/2021

0000667992-01

**JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
SEPTEMBER 8, 2021**

**A. CALL TO ORDER**

District Manager Jason Pierman called the September 8 2021, Regular Board Meeting of the Journey’s End Community Development District (the “District”) to order at 7:14 p.m. in the Conference Room at 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 November 2, 2020, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Pierman determined that the attendance of Chairman Alex Da Costa, Vice Chairman Alfred Marten and Supervisor Nancy Samuels constituted a quorum.

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

**D. ADDITIONS OR DELETIONS TO AGENDA**

Mr. Pierman noted that he had received a request for an increase to the Allstate Agreement and was, therefore, adding the item under New Business.

**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. July 14, 2021, Public Hearing & Regular Board Meeting**

Mr. Pierman presented the minutes of the July 14, 2021, Public Hearing & Regular Board Meeting and asked if there were any changes and/or additions.

There being no changes, a **motion** was made by Ms. Samuels, seconded by Mr. Da Costa and unanimously passed approving the minutes of the July 14, 2021, Public Hearing & Regular Board Meeting, as presented.

**G. OLD BUSINESS**

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

**H. NEW BUSINESS**

**1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2020/2021 Amended Budget**

Resolution No. 2021-05 was presented, entitled:

**RESOLUTION NO. 2021-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Samuels, seconded by Mr. Marten and passed unanimously adopting Resolution No. 2021-05, as presented.

**2. Discussion Regarding Lake Bank Restoration Guidelines**

Ms. Branden distributed a memo recommending against allowing individual homeowners to repair their own lake banks, noting that gaps between homes that have been repaired would erode more. Mr. Da Costa noted that other communities had allowed this and do not seem to have an issue. Ms. Branden suggested speaking with their HOA to see how it was done, noting it is possible, but not recommended. She also stated that adding blocks or pavers does not do much to prevent erosion. Mr. Marten suggested sending letters to residents who have added pavers, asking them to either remove them or to attend the January 13<sup>th</sup> meeting to explain their point of view. Mr. Da Costa agreed to send the District Manager a list of addresses where pavers have been added.

A **motion** as made by Mr. Marten, seconded by Mr. Da Costa, and unanimously passed to identify and notice residents, requesting them to remove pavers, rocks, and/or trees that are inside the District’s easement, and to invite them to the January meeting.

**3. Allstate Increase**

Mr. Pierman presented the 5% increase, noting that Allstate had never increased the District’s premiums.

A **motion** was made by Ms. Samuels, seconded by Mr. Marten, and unanimously passed approving the proposed increase.

**I. ADMINISTRATIVE MATTERS**

**1. Financial Report**

**J. BOARD MEMBER COMMENTS**

Mr. Marten inquired about the canal gate. Ms. Branden noted that she had been trying to get in touch with her contact at Lake Worth Drainage District to get a status update. She also noted that she would follow up with the County on the request for a handrail.

Mr. Pierman noted that the next meeting would be held on January 13, 2022.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Samuels, seconded by Mr. Da Costa and unanimously passed to adjourn the meeting at 7:53 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

Journey's End  
Community Development District

**Financial Report For  
December 2021**



**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
DECEMBER 2021**

	<b>Annual Budget 10/1/21 - 9/30/22</b>	<b>Actual Dec-21</b>	<b>Year To Date Actual 10/1/21 - 12/31/21</b>
<b>REVENUES</b>			
O & M Assessments	148,104	103,616	127,887
Other Revenues	0	0	0
County Appraiser & Tax Collector Fee	(2,962)	-995	-1,998
Discounts For Early Payments	(5,924)	-4,136	-5,142
Interest Income	300	0	8
<b>Total Revenues</b>	<b>\$ 139,518</b>	<b>\$ 98,485</b>	<b>\$ 120,755</b>
<b>EXPENDITURES</b>			
Supervisor Fees	5,000	0	0
Payroll Taxes (Employer)	383	0	0
Infrastructure Maintenance	2,500	0	0
Stormwater Maintenance	2,500	0	0
Lake Maintenance	20,000	1,446	4,568
Engineering	7,000	0	0
Management	18,000	1,500	4,500
Secretarial	3,000	250	750
Legal	9,500	0	800
Assessment Roll	5,000	0	0
Audit Fees	3,800	0	0
Insurance	6,100	0	5,706
Legal Advertisements	1,100	0	248
Miscellaneous	1,200	56	110
Postage	200	0	7
Office Supplies	525	4	55
Dues & Subscriptions	175	0	175
Trustee Fee	5,100	0	0
Website Management	1,500	125	375
Reserve	11,935	0	0
Capital Projects	35,000	0	0
<b>Total Expenditures</b>	<b>\$ 139,518</b>	<b>\$ 3,381</b>	<b>\$ 17,294</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 95,104</b>	<b>\$ 103,461</b>
Carryover from Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 95,104</b>	<b>\$ 103,461</b>

<b>Available Funds As Of 9/30/21</b>	<b>\$ 177,021.09</b>
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<b>Bank Balance As Of 12/31/21</b>	<b>\$ 734,937.84</b>
<b>Accounts Payable As Of 12/31/21</b>	<b>\$ 154,337.56</b>
<b>Reserve Funds As Of 12/31/21</b>	<b>\$ 300,118.00</b>
<b>Accounts Receivable As Of 12/31/21</b>	<b>\$ -</b>
<b>Available Funds As Of 12/31/21</b>	<b>\$ 280,482.28</b>

**Journey's End Community Development District**  
**Budget vs. Actual**  
**October 2021 through December 2021**

	<b>Oct 21 - Dec 21</b>	<b>21/22 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>363.100 · O &amp; M Assessment Income</b>	127,887.03	148,104.00	-20,216.97	86.35%
<b>363.830 · Assessment Fees</b>	-1,997.47	-2,962.00	964.53	67.44%
<b>363.831 · Assessment Discounts</b>	-5,142.04	-5,924.00	781.96	86.8%
<b>369.401 · Interest Income</b>	7.99	300.00	-292.01	2.66%
<b>Total Income</b>	<u>120,755.51</u>	<u>139,518.00</u>	<u>-18,762.49</u>	<u>86.55%</u>
<b>Expense</b>				
<b>511.000 · Professional Fees</b>				
<b>511.315 · Legal</b>	800.00	9,500.00	-8,700.00	8.42%
<b>511.320 · Audit</b>	0.00	3,800.00	-3,800.00	0.0%
<b>Total 511.000 · Professional Fees</b>	<u>800.00</u>	<u>13,300.00</u>	<u>-12,500.00</u>	<u>6.02%</u>
<b>511.122 · Payroll Taxes</b>	0.00	383.00	-383.00	0.0%
<b>511.131 · Supervisor Fees</b>	0.00	5,000.00	-5,000.00	0.0%
<b>511.307 · Infrastructure Maintenance</b>	0.00	2,500.00	-2,500.00	0.0%
<b>511.309 · Stormwater Maintenance</b>	0.00	2,500.00	-2,500.00	0.0%
<b>511.310 · Engineering</b>	0.00	7,000.00	-7,000.00	0.0%
<b>511.311 · Management Fees</b>	4,500.00	18,000.00	-13,500.00	25.0%
<b>511.312 · Secretarial Fees</b>	750.00	3,000.00	-2,250.00	25.0%
<b>511.318 · Assessment Roll</b>	0.00	5,000.00	-5,000.00	0.0%
<b>511.450 · Insurance</b>	5,706.00	6,100.00	-394.00	93.54%
<b>511.480 · Legal Advertisements</b>	247.68	1,100.00	-852.32	22.52%
<b>511.512 · Miscellaneous</b>	110.41	1,200.00	-1,089.59	9.2%
<b>511.513 · Postage and Delivery</b>	7.33	200.00	-192.67	3.67%
<b>511.514 · Office Supplies</b>	54.85	525.00	-470.15	10.45%
<b>511.540 · Dues, License &amp; Subscriptions</b>	175.00	175.00	0.00	100.0%
<b>511.541 · Lake Maintenance</b>	4,568.05	20,000.00	-15,431.95	22.84%
<b>511.733 · Trustee Fees</b>	0.00	5,100.00	-5,100.00	0.0%
<b>511.736 · Reserve</b>	0.00	11,935.00	-11,935.00	0.0%
<b>511.750 · Website Management</b>	375.00	1,500.00	-1,125.00	25.0%
<b>511.800 · Capital Projects</b>	0.00	35,000.00	-35,000.00	0.0%
<b>Total Expense</b>	<u>17,294.32</u>	<u>139,518.00</u>	<u>-122,223.68</u>	<u>12.4%</u>
<b>Net Ordinary Income</b>	103,461.19	0.00	103,461.19	100.0%

**Journey's End CDD**  
**Debt Service (Series 2008) Profit & Loss Report December 2021**

	<b>Annual Budget</b>	<b>Actual</b>	<b>Year To Date Actual</b>
	<b>10/1/21 - 9/30/22</b>	<b>Dec-21</b>	<b>10/1/21 - 12/31/21</b>
<b>Revenues</b>			
Interest Income	25	0	1
NAV Tax Collection	181,523	0	158,311
Prepaid Bond Collection	0	0	0
<b>Total Revenues</b>	<b>\$ 181,548</b>	<b>\$ -</b>	<b>\$ 158,312</b>
<b>Expenditures</b>			
Principal Payments	130,000	0	0
Additional Principal Payments	4,415	0	10,000
Interest Payments	47,133	0	25,375
<b>Total Expenditures</b>	<b>\$ 181,548</b>	<b>\$ -</b>	<b>\$ 35,375</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 122,937</b>