



**JOURNEY'S END
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 8, 2023
7:00 P.M.**

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

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
November 8, 2023
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. July 12, 2023 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Update Regarding Lake Easement Encroachments
 - 2. Discussion Regarding Issues with Current Lake Maintenance Contract
 - 3. Consider Superior Fence & Rail Estimate Proposal.....Page 6
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 - 1. Financials.....Page 13
- J. Board Members Comments
- K. Adjourn

Publication Date
2023-10-23

Subcategory
Miscellaneous Notices

JOURNEYS END COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

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

November 8, 2023
January 10, 2024
April 10, 2024
June 12, 2024
July 10, 2024
September 11, 2024

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 ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

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

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

JOURNEYS END COMMUNITY DEVELOPMENT DISTRICT
www.journeysendcdd.org
October 23, 2023 9414726

**JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 12, 2023**

A. CALL TO ORDER

District Manager Jason Pierman called the July 12, 2023, Regular Board Meeting of the Journey’s End Community Development District (the “District”) to order at 7:06 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 June 22, 2023, and June 29, 2023, 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 Glenn Siegel 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, P.A.; and the District Engineer Karen Brandon of AECOM USA, Inc.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. April 12, 2023, Regular Board Meeting

Mr. Pierman presented the minutes of the April 12, 2023, Regular Board Meeting and asked if there were any changes and/or additions.

There being no changes, a **motion** was made by Mr. Bates, seconded by Ms. Samuels and unanimously passed approving the minutes of the April 12, 2023, Regular Board Meeting, as presented.

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

G. PUBLIC HEARING

1. Proof of Publication

Mr. Pierman presented proof of publication that notice of the Public Hearing had been published in the *Palm Beach Post* on June 22, 2023, and June 29, 2023, as legally required.

2. Receive Public Comment on Fiscal Year 2023/2024 Final Budget

There was no public comment on the Fiscal Year 2023/2024 Final Budget.

3. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Final Budget

Resolution No. 2023-02 was presented, entitled:

RESOLUTION NO. 2023-02

A RESOLUTION OF THE JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2023/2024 BUDGET.

A **motion** was made by Mr. Bates, seconded by Mr. Siegel and passed unanimously adopting Resolution No. 2023-02, as presented.

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

H. OLD BUSINESS

1. Update Regarding Lake Easement Encroachments

Mr. Pierman noted that one resident had responded to the letters that were sent claiming that the encroachment was not on their property. Staff will review the encroachment and report back at the November meeting. Mr. Bates confirmed that if residents do not remove the encroachments, the District can have them removed and bill the residents.

I. NEW BUSINESS

1. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Meeting Schedule

Resolution No. 2023-03 was presented, entitled:

RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Bates, seconded by Mr. Marten and passed unanimously adopting Resolution No. 2023-03, as presented.

2. Consider Resolution No. 2023-04 – Adopting a Records Retention Policy

Resolution No. 2023-04 was presented, entitled:

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A **motion** was made by Ms. Samuels, seconded by Mr. Marten and passed unanimously adopting Resolution No. 2023-04, as presented.

3. Discussion Regarding Required Ethics Training

Messrs. Pierman and Cochran explained that, beginning in 2024, Board Members would be required to complete four hours of State ethics training each year. More information will be provided closer to the end of the year.

4. Discussion Regarding Issues with Current Lake Maintenance Contract

Mr. Da Costa presented pictures evidencing that over-spraying in the lakes was still happening. Following discussion, the Board consensus was to send a letter to Allstate notifying them of the issue, and to solicit other estimates for lake maintenance.

Mr. Da Costa also presented pictures of retaining walls being used in neighboring communities. Following discussion, staff agreed to research their viability.

5. Consider Superior Fence & Rail Estimate Proposal

Mr. Pierman presented the proposal from Superior Fence & Rail for installation of fencing on the LWDD gates, which were procured by the HOA. Following discussion, Mr. Da Costa requested that we reach out to Bulldog Fence for a second proposal.

J. ADMINISTRATIVE MATTERS

1. Financials

Mr. Pierman noted that the next meeting was scheduled for November 8, 2023.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Bates, seconded by Mr. Siegel and unanimously passed adjourning the meeting at 7:44 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

A name you can trust

Congratulations! With over 10,000 five-star reviews and a stellar 94% satisfaction rating, we are the most highly rated and reviewed fence company in the country.

We are excited to help you build your new fence! Please find your fence package options below, and simply click on the package to select it.

Edith) End Community #2

6400 Journeys End Blvd
Lake Worth, FL 33467




Image may not represent the style, color or grade of your order.

Chain Link Fencing

Canel

6'H Commercial Galvanized Chain-Link

14' w Swing gate with chain-link panel

Galvanized

Features & Benefits

- Superior Chain Link Specification
- Includes Top Rail & Tension Wire
- Commercial Grade Framework

Specifications

- **Post:** 2" // 2-1/2"
- **Rail:** 1-5/8" x 21'
- **Picket:** 9 ga.

Warranty

- 15-year Limited Warranty
- 3 Year Workmanship Warranty

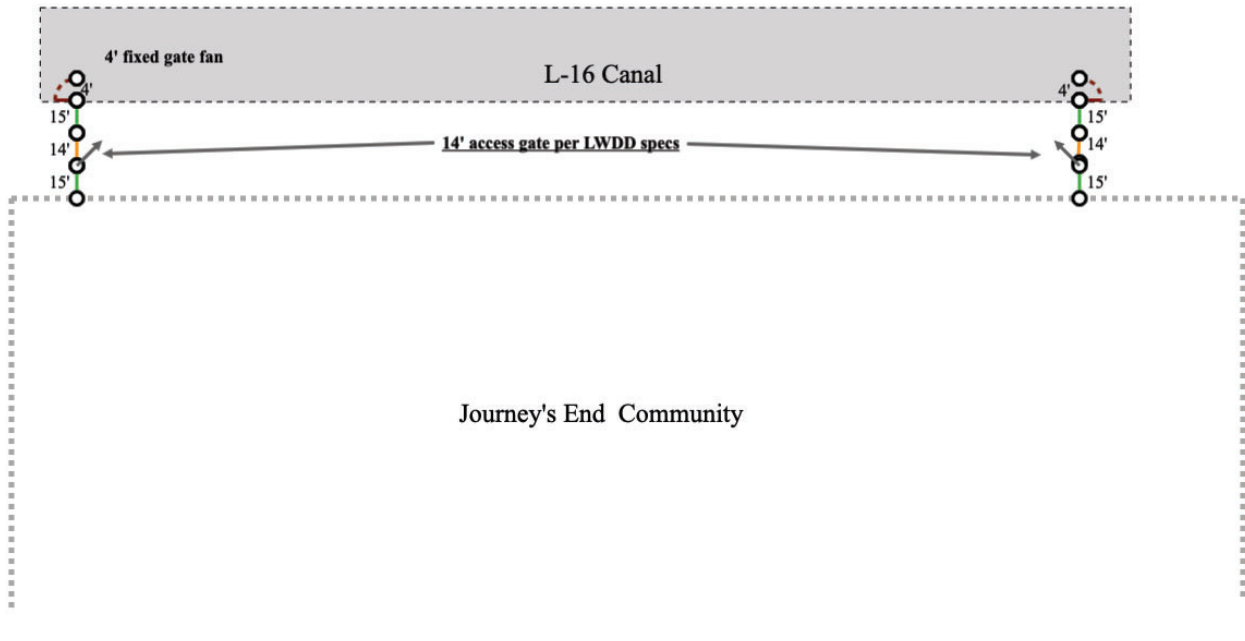
Choose this package ↓

The image shown is a representation of the style of the fence, and not meant to be a specification of the height, color, or grade.

Canel - 88 LF

6'H Commercial Galvanized Chain-Link

14' w Swing gate with chain-link panel



FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE USED, AS SET FORTH IN THE TERMS AND CONDITIONS.

Included in the job

2 4' Gates

Job Notes

This is to install 2 custom access gates per LWDD specs with 6' commercial grade chain link to block off access from the canal to Journey's end community . Price includes materials, installation and labor. If we have to pull a permit the permit fees would be added to the final invoice.

Customer to clear fence line.

No returns for special order products

"ABOVE AND BEYOND"

This company was a pleasure to deal with from the time we started our project you could tell that customer service was very important to them. This showed in the way they explained the project to making sure that every deadline was met. I would deal with the company again because they showed great integrity in business.



Judith Volger

10,115
Certified
Reviews
★★★★★ 4.7

Today's Price: **Cancel**

\$19,103.54

Sign Contract

Or

Contact Sales

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Journey’s End Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

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

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

Section 1. The Amended Budget for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 8th day of November, 2023.

ATTEST:

**JOURNEY’S END
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Journey's End
Community Development District

**Amended Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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- II AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2008)

AMENDED FINAL BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
O & M Assessments	110,686	110,863	110,863
Other Revenues	0	0	0
County Appraiser & Tax Collector Fee	(2,214)	(1,627)	(1,627)
Discounts For Early Payments	(4,427)	(4,045)	(4,045)
Interest Income	300	5,234	5,234
Total Revenues	\$ 104,345	\$ 110,425	\$ 110,425
EXPENDITURES			
Supervisor Fees	5,000	3,800	3,800
Payroll Taxes (Employer)	383	291	291
Infrastructure Maintenance	2,500	0	0
Stormwater Management	2,500	0	0
Lake Maintenance	20,000	19,600	19,600
Engineering	7,000	10,700	8,643
Management	18,000	18,000	18,000
Secretarial	3,000	3,000	3,000
Legal	9,500	7,778	7,778
Assessment Roll	5,000	5,000	5,000
Audit Fees	3,900	3,900	3,900
Insurance	6,100	6,134	6,134
Legal Advertisements	1,050	1,050	840
Miscellaneous	1,200	1,200	1,055
Postage	200	150	138
Office Supplies	500	475	443
Dues & Subscriptions	175	175	175
Trustee Fee	5,100	5,099	5,099
Website Management	1,500	1,500	1,500
Reserve	11,737	11,737	0
Capital Projects	0	0	0
TOTAL EXPENDITURES	\$ 104,345	\$ 99,589	\$ 85,396
Excess/ (Shortfall)	\$ -	\$ 10,836	\$ 25,029
Carryover From Prior Year	0	-	-
Net Excess/ (Shortfall)	\$ -	\$ 10,836	\$ 25,029
FUND BALANCE AS OF 9/30/22		\$190,028	
FY 2022/2023 ACTIVITY		\$10,836	
FUND BALANCE AS OF 9/30/23		\$200,864	
RESERVE FUNDS AS OF 9/30/23		\$35,000	
NET FUND BALANCE AS OF 9/30/23		\$165,864	

Note: Unused FY 2022/2023 Reserve Funds To Be Added To Reserve Fund Balance In Fiscal Year 2023/2024.

AMENDED FINAL BUDGET
JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2008)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	10	5,373	5,373
NAV Tax Collection	110,079	112,377	112,377
Bond Redemption Transfer	0	0	0
Prepaid Bond Collection	0	1,056	1,056
Total Revenues	\$ 110,089	\$ 118,806	\$ 118,806
EXPENDITURES			
Principal Payments	85,000	85,000	85,000
Bond Redemption	793	0	0
Bond Redemption - Extraordinary	350,000	350,000	350,000
Interest Payments	24,296	35,012	35,012
Total Expenditures	\$ 460,089	\$ 470,012	\$ 470,012
Excess/ (Shortfall)	\$ (350,000)	\$ (351,206)	\$ (351,206)

FUND BALANCE AS OF 9/30/22	\$428,739
FY 2022/2023 ACTIVITY	(\$351,206)
FUND BALANCE AS OF 9/30/23	\$77,533

Note: Reserve Fund Balance = \$18,230* Revenue Fund Balance = \$52,476*.
Redemption Account Balance = \$6,827*.
Revenue Fund Balance Used To Make 11/1/2023 Interest Payment Of \$11,209.
* Approximate Amounts

Series 2008 Refunding Bond Information

Original Par Amount =	\$2,300,000	Annual Principal Payments Due:
Interest Rate =	4.82%	May 1st
Issue Date =	August 2008	Annual Interest Payments Due:
Maturity Date =	May 2028	May 1st & November 1st
Par Amount As Of 9/30/23 =	\$455,000	

Journey's End
Community Development District

**Financial Report For
September 2023**

**JOURNEY'S END COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Sep-23	Year To Date Actual 10/1/22 - 9/30/23
REVENUES			
O & M Assessments	110,686	0	110,863
Other Revenues	0	0	0
County Appraiser & Tax Collector Fee	(2,214)	0	-1,627
Discounts For Early Payments	(4,427)	0	-4,045
Interest Income	300	385	5,234
Total Revenues	\$ 104,345	\$ 385	\$ 110,425
EXPENDITURES			
Supervisor Fees	5,000	0	3,800
Payroll Taxes (Employer)	383	0	291
Infrastructure Maintenance	2,500	0	0
Stormwater Maintenance	2,500	0	0
Lake Maintenance	20,000	1,625	19,600
Engineering	7,000	322	8,643
Management	18,000	1,500	18,000
Secretarial	3,000	250	3,000
Legal	9,500	400	7,778
Assessment Roll	5,000	5,000	5,000
Audit Fees	3,900	0	3,900
Insurance	6,100	0	6,134
Legal Advertisements	1,050	0	840
Miscellaneous	1,200	29	1,055
Postage	200	13	138
Office Supplies	500	3	443
Dues & Subscriptions	175	0	175
Trustee Fee	5,100	0	5,099
Website Management	1,500	125	1,500
Reserve	11,737	0	0
Capital Projects	0	0	0
Total Expenditures	\$ 104,345	\$ 9,267	\$ 85,396
Excess/ (Shortfall)	\$ -	\$ (8,882)	\$ 25,029
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (8,882)	\$ 25,029

Available Funds As Of 9/30/22	\$ 155,028.04
Reserve Funds As Of 9/30/22	\$ 35,000.00

Note: Reserve Funds For \$350,000 Were Used For Bond Redemption Transfer In FY 21/22.

Bank Balance As Of 9/30/23	\$ 224,725.09
Accounts Payable As Of 9/30/23	\$ 9,667.71
Reserve Funds As Of 9/30/23	\$ 35,000.00
Accounts Receivable As Of 9/30/23	\$ -
Available Funds As Of 9/30/23	\$ 180,057.38

Journey's End Community Development District
Budget vs. Actual
October 2022 through September 2023

	<u>Oct 22 - Sept 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · O & M Assessment Income	110,863.19	110,686.00	177.19	100.16%
363.830 · Assessment Fees	-1,627.13	-2,214.00	586.87	73.49%
363.831 · Assessment Discounts	-4,045.16	-4,427.00	381.84	91.38%
369.401 · Interest Income	5,234.23	300.00	4,934.23	1,744.74%
Total Income	<u>110,425.13</u>	<u>104,345.00</u>	<u>6,080.13</u>	<u>105.83%</u>
Expense				
511.000 · Professional Fees				
511.315 · Legal	7,777.50	9,500.00	-1,722.50	81.87%
511.320 · Audit	3,900.00	3,900.00	0.00	100.0%
Total 511.000 · Professional Fees	<u>11,677.50</u>	<u>13,400.00</u>	<u>-1,722.50</u>	<u>87.15%</u>
511.122 · Payroll Taxes	290.70	383.00	-92.30	75.9%
511.131 · Supervisor Fees	3,800.00	5,000.00	-1,200.00	76.0%
511.307 · Infrastructure Maintenance	0.00	2,500.00	-2,500.00	0.0%
511.309 · Drain System Maintenance	0.00	2,500.00	-2,500.00	0.0%
511.310 · Engineering	8,642.98	7,000.00	1,642.98	123.47%
511.311 · Management Fees	18,000.00	18,000.00	0.00	100.0%
511.312 · Secretarial Fees	3,000.00	3,000.00	0.00	100.0%
511.318 · Assessment Roll	5,000.00	5,000.00	0.00	100.0%
511.450 · Insurance	6,134.00	6,100.00	34.00	100.56%
511.480 · Legal Advertisements	840.48	1,050.00	-209.52	80.05%
511.512 · Miscellaneous	1,054.66	1,200.00	-145.34	87.89%
511.513 · Postage and Delivery	137.71	200.00	-62.29	68.86%
511.514 · Office Supplies	443.25	500.00	-56.75	88.65%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.541 · Lake Maintenance	19,600.00	20,000.00	-400.00	98.0%
511.733 · Trustee Fees	5,099.53	5,100.00	-0.47	99.99%
511.736 · Reserve	0.00	11,737.00	-11,737.00	0.0%
511.750 · Website Management	1,500.00	1,500.00	0.00	100.0%
Total Expense	<u>85,395.81</u>	<u>104,345.00</u>	<u>-18,949.19</u>	<u>81.84%</u>
Net Ordinary Income	<u>25,029.32</u>	<u>0.00</u>	<u>25,029.32</u>	<u>100.0%</u>

**Journey's End CDD
Debt Service (Series 2008) Profit & Loss Report September 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Sep-23	Year To Date Actual 10/1/22 - 9/30/23
Revenues			
Interest Income	10	322	5,373
NAV Tax Collection	110,079	0	112,377
Bond Redemption Transfer	0	0	0
Prepaid Bond Collection	0	0	1,056
Total Revenues	\$ 110,089	\$ 322	\$ 118,806
Expenditures			
Principal Payments	85,000	0	85,000
Bond Redemption	793	0	0
Bond Redemption - Extraordinary	350,000	0	350,000
Interest Payments	24,296	0	35,012
Total Expenditures	\$ 460,089	\$ -	\$ 470,012
Excess/ (Shortfall)	\$ (350,000)	\$ 322	\$ (351,206)

Note: Bond Redemption Transfer Of \$350,000 Was Made In FY 21/22