



**JOURNEY'S END
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
JANUARY 10, 2024
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
January 10, 2024
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. November 8, 2023 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Littoral Shelf Update
- H. New Business
 - 1. Consider Ratification of Gate Painting Proposal.....Page 5
 - 2. Consider Fencing Proposal.....Page 13
- I. Administrative Matters
 - 1. Financials.....Page 14
- J. Board Members Comments
- K. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Laura Archer
Laura Archer
Journey's End Community Development District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

10/23/2023

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/23/2023

Legal Clerk
Nicole Jacobs

Notary, State of WI, County of Brown
8-21-26

My commission expires

Publication Cost: \$225.57
Order No: 9414726 # of Copies:
Customer No: 860300 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

JOURNEY'S END COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024

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 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.

JOURNEY'S END COMMUNITY
DEVELOPMENT DISTRICT
www.journeysendcdd.org
October 23, 2023 9414726

**JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 8, 2023**

A. CALL TO ORDER

District Manager Jason Pierman called the November 8, 2023, Regular Board Meeting of the Journey’s End Community Development District (the “District”) to order at 7:04 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 October 23, 2023, as part of the District’s Fiscal Year 2023/2024 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 Supervisor Glenn Siegel 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, P.A.

Also present was District resident Peter Barica.

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. July 12, 2023, Public Hearing & Regular Board Meeting

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

There being no changes, a **motion** was made by Mr. Siegel, seconded by Mr. Marten and unanimously passed approving the minutes of the July 12, 2023, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Lake Easement Encroachments

Mr. Barica stated that he had removed the pavers along the lake bank behind his house and then requested that he be allowed to keep the purple martin birdhouse where it is, explaining the importance of the birds. Following a brief discussion, a **motion** was made by Mr. Marten, seconded by Mr. Siegel and unanimously passed allowing Mr. Barica to keep the birdhouse, subject to an application, for which the fee would be waived.

2. Discussion Regarding Issues with Current Lake Maintenance Contract

Mr. Da Costa noted that the lake bank over-spraying had gotten better, but only because they were now not spraying close to the bank at all. Discussion ensued regarding the size of the littoral areas. Mr. Pierman stated that he would speak with Allstate about the state of the littoral areas.

3. Consider Superior Fence & Rail Estimate Proposal

Mr. Pierman explained that Ms. Rose-Gavars had reached out to Bulldog Fencing, on behalf of both the CDD and HOA, but could not get in touch with them. Mr. Da Costa stated that he would try to reach them and then bring back his findings to the January meeting. Mr. Pierman also noted that the clubhouse would be painted soon and that he was asking if the painters could paint the gates whilst onsite.

H. NEW BUSINESS

1. Consider Resolution No. 2023-05 – Adopting a Fiscal Year 2022/2023 Amended Budget

Resolution No. 2023-05 was presented, entitled:

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.

A **motion** was made by Mr. Marten, seconded by Mr. Siegel and passed unanimously adopting Resolution No. 2023-05, as presented.

I. ADMINISTRATIVE MATTERS

1. Financials

J. BOARD MEMBER COMMENTS

Mr. Pierman noted that the next meeting would be held January 10, 2024, provided there was fencing information to discuss.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Marten, seconded by Mr. Siegel and unanimously passed adjourning the meeting at 7:46 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

MAV paint contractors inc

6179 Royal Birkdale Dr
Lake Worth FL 33463
Lic. #PBC U-21944
561-212-6606
MavPaint22@gmail.com
MavPaint.com
Interior & Exterior
Residential & Commercial



Estimate

Estimate No: 3311
Date: 11/20/2023

For: Alex Da Costa
alex_investor@yahoo.com
Journey's End Community
Development District
(561) 762-9836

Description	Amount
2 service gates	\$950.00
Sand gates and wire wheel all rusted areas	
Apply one coat of red oxide rust stop	
Apply two top coats of Ppg industrial finish - alkyd 4306	
Labor and materials	
	Subtotal \$950.00
	Total \$950.00
	Total \$950.00

Notes

Exclusions:

Any units not mention above; Any items, areas or surfaces not include in scope or alternates.

Terms and Conditions

Terms and conditions

1-50% deposit required upon contract approval, 50% balance de upon completion of work.

2-A late notice fee of \$50.00 may be charge for any payments not receive within 48 hours of job completion, and continue to be added each full week after unless agreed upon customer or agreed with commercial accounts. A 3% charge of the final invoice will be added to any credit card payments for bank fees. A \$35.00 charge will be added for any return checks or insufficient funds.

3-To avoid paying the 3% fee for paying by credit card, we recommend using the following payment methods.

- Cash
- Check sent to the company address 6179 Royal Birkdale Dr. Lake Worth Florida
- Zelle

3-If any changes or color changes are made, client is fully responsible for extra material and payment before it is purchased as mixed paint and some material cannot be returned. Client will also be charge for any labor already completed.

4-Delay of labor or material, beyond our control, will not affect the validity of this contract.

5-MAV Paint Contractors Inc is not responsible for moving wires such as TV, telephone, stereo and similar etc....

6- According to Florida's construction laws (section 713.001-713.37 Florida's Statutes). Those who work on your property or provide materials and are not paid in full, have the right to enforce their claims is known as constructional lien. This mean if a lien is filed, your property could be sold against your will to pay for labor, materials, or other services that your contractor or sub-contractor may have filed to pay.

7-For exterior jobs, the owner is responsible to have all vegetation trimmed, clear of property by 12", if failed to do prior to start, job will be postpones till owner fulfills project objective.

8-All painting listed in the attached proposal must be completed on or before.

9-Exclusions: any unit not mention on the estimated; any items areas or surfaces not include in the scope or alternates.

10- By signing up this contract you are confirming that you have read, understood and agree to MAV Paint Contractors terms and conditions.

11- This is a firm contract, not subject to cancellation. Deposit not refundable if cancelled by homeowner.

MAV paint contractors inc

Client's signature

Photo 2



Photo 3



Photo 4



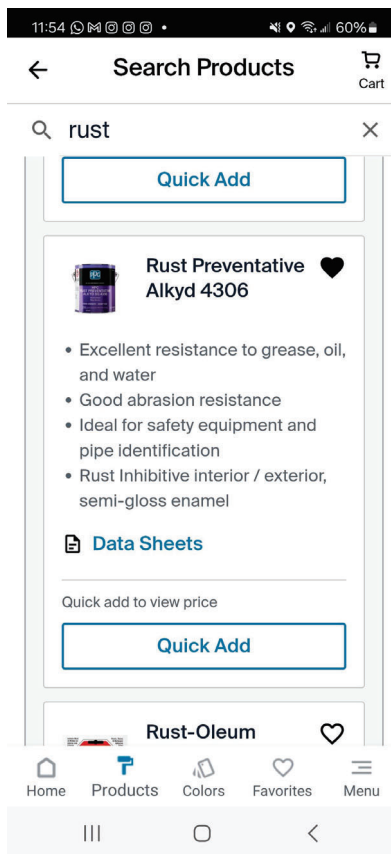
Photo 5



Photo 7



Photo 7



CONSIDER FENCING PROPOSAL

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Journey's End
Community Development District

**Financial Report For
December 2023**

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

	Annual Budget 10/1/23 - 9/30/24	Actual Dec-23	Year To Date Actual 10/1/23 - 12/31/23
REVENUES			
O & M Assessments	110,686	78,199	97,512
Other Revenues	0	0	0
County Appraiser & Tax Collector Fee	(2,214)	(751)	(1,356)
Discounts For Early Payments	(4,427)	(3,119)	(3,918)
Interest Income	360	0	739
Total Revenues	\$ 104,405	\$ 74,329	\$ 92,977
EXPENDITURES			
Supervisor Fees	5,000	0	800
Payroll Taxes (Employer)	383	0	61
Infrastructure Maintenance	2,500	950	950
Stormwater Maintenance	2,500	0	0
Lake Maintenance	20,000	1,625	4,875
Engineering	7,000	0	0
Management	18,000	1,500	4,500
Secretarial	3,000	250	750
Legal	9,500	0	1,555
Assessment Roll	5,000	0	0
Audit Fees	4,000	0	0
Insurance	6,700	0	6,594
Legal Advertisements	1,000	0	226
Miscellaneous	1,175	63	174
Postage	175	0	8
Office Supplies	475	43	75
Dues & Subscriptions	175	0	175
Trustee Fee	5,100	0	0
Website Management	1,500	125	375
Reserve	11,222	0	0
Capital Projects	0	0	0
Total Expenditures	\$ 104,405	\$ 4,556	\$ 21,118
Excess/ (Shortfall)	\$ -	\$ 69,773	\$ 71,859
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ 69,773	\$ 71,859

Available Funds As Of 9/30/23	\$ 169,451.75
Reserve Funds As Of 9/30/23	\$ 46,750.00

Bank Balance As Of 12/31/23	\$ 379,380.30
Accounts Payable As Of 12/31/23	\$ 91,319.97
Reserve Funds As Of 12/31/23	\$ 46,750.00
Accounts Receivable As Of 12/31/23	\$ -
Available Funds As Of 12/31/23	\$ 241,310.33

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

	<u>Oct - Dec 23</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · O & M Assessment Income	97,512.42	110,686.00	-13,173.58	88.1%
363.830 · Assessment Fees	-1,355.94	-2,214.00	858.06	61.24%
363.831 · Assessment Discounts	-3,918.69	-4,427.00	508.31	88.52%
369.401 · Interest Income	738.69	360.00	378.69	205.19%
Total Income	<u>92,976.48</u>	<u>104,405.00</u>	<u>-11,428.52</u>	<u>89.05%</u>
Expense				
511.000 · Professional Fees				
511.315 · Legal	1,555.00	9,500.00	-7,945.00	16.37%
511.320 · Audit	0.00	4,000.00	-4,000.00	0.0%
Total 511.000 · Professional Fees	<u>1,555.00</u>	<u>13,500.00</u>	<u>-11,945.00</u>	<u>11.52%</u>
511.122 · Payroll Taxes	61.20	383.00	-321.80	15.98%
511.131 · Supervisor Fees	800.00	5,000.00	-4,200.00	16.0%
511.307 · Infrastructure Maintenance	950.00	2,500.00	-1,550.00	38.0%
511.309 · Drain System Maintenance	0.00	2,500.00	-2,500.00	0.0%
511.310 · Engineering	0.00	7,000.00	-7,000.00	0.0%
511.311 · Management Fees	4,500.00	18,000.00	-13,500.00	25.0%
511.312 · Secretarial Fees	750.00	3,000.00	-2,250.00	25.0%
511.318 · Assessment Roll	0.00	5,000.00	-5,000.00	0.0%
511.450 · Insurance	6,594.00	6,700.00	-106.00	98.42%
511.480 · Legal Advertisements	225.57	1,000.00	-774.43	22.56%
511.512 · Miscellaneous	173.85	1,175.00	-1,001.15	14.8%
511.513 · Postage and Delivery	8.53	175.00	-166.47	4.87%
511.514 · Office Supplies	74.75	475.00	-400.25	15.74%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.541 · Lake Maintenance	4,875.00	20,000.00	-15,125.00	24.38%
511.733 · Trustee Fees	0.00	5,100.00	-5,100.00	0.0%
511.736 · Reserve	0.00	11,222.00	-11,222.00	0.0%
511.750 · Website Management	375.00	1,500.00	-1,125.00	25.0%
Total Expense	<u>21,117.90</u>	<u>104,405.00</u>	<u>-83,287.10</u>	<u>20.23%</u>
Net Ordinary Income	<u>71,858.58</u>	<u>0.00</u>	<u>71,858.58</u>	<u>100.0%</u>

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

	Annual Budget 10/1/23 - 9/30/24	Actual Dec-23	Year To Date Actual 10/1/23 - 12/31/23
Revenues			
Interest Income	0	255	897
NAV Tax Collection	110,079	82,421	103,344
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 110,079	\$ 82,676	\$ 104,241
Expenditures			
Principal Payments	90,000	0	0
Bond Redemption	0	0	0
Interest Payments	20,079	0	11,209
Total Expenditures	\$ 110,079	\$ -	\$ 11,209
Excess/ (Shortfall)	\$ -	\$ 82,676	\$ 93,032