

***Celebration Pointe
Community Development District***

August 9, 2016

Celebration Pointe

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

August 2, 2016

**Board of Supervisors
Celebration Pointe
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Celebration Pointe Community Development District** will be held on **August 9, 2016 at 10:00 a.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor to Fill Unexpired Term of Office (Seat 1 - 11/2016)
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Election of Officers
3. Approval of the Minutes of the March 8, 2016 Meeting
4. Consideration of **Resolution #2016-02** Designating Lisa Derryberry as Assistant Secretary
5. Public Hearing to Adopt the Fiscal Year 2017 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2016-03** Annual Appropriation Resolution
 - D. Motion to Close the Public Hearing
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Number of Registered Voters in the District - **0**
 - 2) Consideration of Proposed Fiscal Year 2017 Meeting Schedule
 - 3) Discussion of Financial Disclosure Report from Commission on Ethics
7. Supervisors Requests and Audience Comments
8. Financial Reports
 - A. Approval of Funding Requests **#77 & #78**
 - B. Balance Sheet and Income Statement
9. Adjournment

Enclosed for your review is a copy of the minutes of the March 8, 2016 meeting.

The fourth order of business is consideration of **Resolution #2016-02** Designating Lisa Derryberry as Assistant Secretary. A copy of the resolution is enclosed for your review.

The fifth order of business is the public hearing to adopt the fiscal year 2017 budget. Copies of the budget and **Resolution #2016-03** Annual Appropriation Resolution are enclosed for your review.

The sixth order of business is staff reports. Enclosed under the manager's report are copies of the following: a letter from the St. Lucie County Supervisor of Elections office indicating that there are currently **0** registered voters in the district, the proposed fiscal year 2017 meeting schedule, and the financial disclosure report from the Commission on Ethics indicating which supervisors still need to file their annual forms.

The financials and funding requests **#77 & #78** are also enclosed. The balance of the agenda is routine in nature and staff will present their reports at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



Rich Hans
Manager

CC: Anthony Garganese
Murry A. Bullion

Steve Szabo
Paul Manning

Michael Williams

Vivian Cocotas

**MINUTES OF MEETING
CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Pointe Community Development District was held on Tuesday, March 8, 2016 at 10:00 a.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida.

Present and constituting a quorum were:

Dan Roberts	Chairman
Cynthia Oldsen	Vice Chairman
Donna Hagedorn	Assistant Secretary
Denisez Bravo	Assistant Secretary (by phone)

Also present were:

Rich Hans	District Manager
Lisa Derryberry	Governmental Management Services
Vivian Cocotas	District Counsel (by phone)

FIRST ORDER OF BUSINESS

Roll Call

Ms. Derryberry called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Organizational Matters

- A. Consideration of Appointment of Supervisor to Fill Unexpired Term of Office (Seat 1 - 11/2016)
- B. Oath of Office for Newly Appointed Supervisor
- C. Election of Officers

Ms. Derryberry: The second item on the agenda is consideration of appointment of supervisor to fill unexpired term of office for seat #1. Does the board have anyone to appoint at this time?

Mr. Roberts: No we do not have anyone.

Ms. Derryberry: Alright so we'll keep that on the agenda for the next meeting.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 11, 2015 Meeting

Ms. Derryberry: Item No. 3 is the approval of the minutes of the August 11, 2015 meeting which is behind tab 3. I'll take any comments, additions or deletions at this time.

Ms. Oldsen: I didn't see any, did you Donna?

Ms. Hagedorn: No, I'm good.

Ms. Derryberry: Ok, hearing none then a motion would be in order to approve the minutes.

On MOTION by Ms. Oldsen seconded by Ms. Hagedorn with all in favor, the Minutes of the August 11, 2015 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2016-01 Approving the Proposed Fiscal Year 2017 Budget and Setting the Public Hearing

Ms. Derryberry: Behind tab No. 4 in your packet is resolution #2016-01.

Ms. Bravo: Are you still there?

Ms. Derryberry: Yes we're here, can you hear me?

Ms. Bravo: Yes, this is Denisez Bravo.

Mr. Roberts: Hi Denisez.

Ms. Bravo: Hi Dan, how are you?

Mr. Roberts: Good, how are you?

Ms. Bravo: Good, can you guys hear me ok?

Mr. Roberts: Yes, do you happen to have your packet, we're on item No. 4 of the agenda, and we're just starting that.

Ms. Bravo: Ok, I have it in front of me.

Mr. Roberts: Ok.

Ms. Derryberry: So we're going to consider resolution #2016-01 approving the proposed fiscal year 2017 budget and setting the public hearing. The budget is to be proposed no later than June 15th of each year and then no earlier than 60 days for today we need set a public hearing, the date, the time and the place.

Mr. Roberts: Did you receive any comments from landowners Rich, at all?

Mr. Hans: No we haven't.

Mr. Roberts: So it's the same as it has been.

Mr. Hans: Yes, it's identical to the prior years, nothing has changed.

Mr. Roberts: Ok, I don't have any issues with it.

Ms. Oldsen: Well we're going to go over budget this year with legal, but we probably won't next year, is that correct?

Mr. Hans: Projecting out for this year, just to project it out to the budget, the actual this year is \$518, so we're going to be significantly under.

Mr. Roberts: Right.

Ms. Oldsen: Ok.

Mr. Hans: We're finishing up the case and there might be a few more bills coming in.

Ms. Oldsen: Because we were going to just take that out of contingency.

Mr. Hans: Right.

Mr. Roberts: A good share of it's been funded by the developer directly.

Mr. Hans: Right. So that's the proposed budget and we're going to come back and adopt the final version so you have to look at your dates.

Mr. Roberts: Ok, then I make a motion to approve.

Ms. Oldsen: I second that.

Mr. Hans: Ok well we have a motion and a second, but we still need to look at the dates, so the resolution approves the budget, but it also sets the public hearing date, so we just have to put some numbers in for the resolution.

Ms. Derryberry: Right, so we need to pick the date.

Mr. Roberts: Ok.

Mr. Hans: I know we'd like to probably push this out as far as we can before we come back, like August 9th is our August meeting, if that's a meeting that you know people aren't on vacation, and we can get a quorum.

Ms. Oldsen: I'm not traveling in August, so I'm good. Are you traveling in August?

Ms. Bravo: I'm available if need be for that day.

Mr. Roberts: Ok let's go ahead and set it, if we have 3 people, I can phone in if I'm not going to be here, but I think I'll be here as far as I know. I do have some plans to travel this summer but they're not firmed up yet, so let's just go ahead and do that.

Ms. Hagedorn: Ok, so August what?

Ms. Derryberry: The date in August is, I'm sorry Rich?

Mr. Hans: It's August 9th.

Ms. Derryberry: Ok, so August 9th at 10:00 a.m. at this location.

Mr. Roberts: Sure.

Ms. Derryberry: Ok, so we have a motion from Dan, and a second by Cindy.

On MOTION by Mr. Roberts seconded by Ms. Oldsen with all in favor, Resolution #2016-01 approving the proposed Fiscal Year 2017 budget and setting the Public Hearing on August 9, 2016 at 10:00 a.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida was approved.

Mr. Roberts: That is August the 10th, correct?

Ms. Oldsen: 9th at 10:00 a.m.

Ms. Derryberry: August 9.

Mr. Roberts: Oh that's right, ok.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year ending September 30, 2015

Ms. Derryberry: Alright, the next item in your packet is behind tab No. 5, it's your audit for fiscal year ending September 30, 2015. If you look at the management

letter on the last page there were no findings, so it's a clean audit. So if there are no questions or concerns the motion would be to accept the audit for fiscal year ending September 30, 2015.

On MOTION by Mr. Roberts seconded by Ms. Oldsen with all in favor, accepting the audit for Fiscal Year ending September 30, 2015 was approved.

SIXTH ORDER OF BUSINESS

**Discussion of Procedure for the
Landowners Election -
November 8, 2016**

Ms. Derryberry: The next item on the agenda is the discussion of the procedures for the landowners election on November 8, 2016.

Mr. Hans: Just to go over that quickly, as you guys are familiar with, we have a landowners election every 2 years and by statute we need to announce at a public meeting at least 90 days prior to that election. So we need to announce that it's going to be November 8th, and discuss any questions or how it's handled, and we have a sample agenda, that you've seen before, and everyone is pretty familiar with the process. Then we do have the landowners proxy so you can vote by proxy, one vote per acre, and then a sample ballot, and the seats that are coming up for election are seats #1, #2 and #3.

Ms. Derryberry: #1, #2 and #3, yes.

Mr. Hans: #1 is a vacant seat, #2 is Cindy and #3 is Denisez's seat.

Ms. Derryberry: #2 is Dan.

Ms. Oldsen: #2 is Dan.

Mr. Hans: Oh I'm sorry, seat #2 is Dan, and #3 is Denisez, so it would be Dan, Denisez and the vacant seat which are actually up for election. We do this now because by the time we have our budget meeting we might miss our 90 day requirement if we have our budget hearing too late, so we'll just get this out of the way, and there's no too early of doing it.

Mr. Roberts: And we've already discussed among ourselves the availability, and I think we're going to leave everybody in place at this point.

Mr. Hans: Right, and in the past you just typically named a proxy and had that person cast the votes, and even though you're up for election you can cast your vote for yourself.

Mr. Roberts: Ok.

Mr. Hans: So that takes care of our discussion of our November 8th landowners election.

SEVENTH ORDER OF BUSINESS Staff Reports

Ms. Derryberry: Moving on to Staff Reports, the first up is our attorney, Vivian would you like to discuss the case?

A. Attorney - Bond Safeguard vs. Celebration Pointe Appeal

Ms. Cocotas: Yes. Good morning everyone, this is Vivian Cocotas. I wanted to just give you a brief update as to the litigation between the District and Bond Safeguard, as well as the overall litigation concerning Bond Safeguard. As you know, Lo Land had filed the lawsuit against Bond Safeguard to trigger the enforcement of the various surety bonds that had been issued which guaranteed Mercedes performance of construction of the infrastructure for the District. Once Lo Land sued Bond Safeguard, Bond Safeguard filed a lawsuit against the District arguing that if Bond Safeguard had to pay on the surety bond, then the District would be obligated as well through the funding agreement that had been in place between Mercedes and the District. We challenged that lawsuit and we won at the lower court level. Bond Safeguard filed an appeal of the adverse ruling towards them, but ultimately contacted me and said that they were dismissing the appeal because they had reached a settlement with Lo Land. I confirmed that with Kevin Fowler who represents Lo Land, he didn't give me any of the details of the settlement but he did confirm that Lo Land and Bond Safeguard had resolved their differences. So everything has been dismissed and the case has been dismissed on both the main action, as well as the appellate action between Bond

Safeguard and the District. So we will see no further action on this particular file, otherwise I have nothing to add.

Mr. Hans: That's good news.

Ms. Derryberry: Ok, thank you Vivian.

Ms. Cocotas: You're very welcome.

B. Engineer

Ms. Derryberry: The next item under staff reports is the engineer.

Mr. Roberts: We have no engineer.

Ms. Derryberry: Ok, no engineer.

C. Manager

Ms. Derryberry: Then the third item is the manager.

Mr. Hans: I have nothing additional to report other than we are meeting in August and maybe with the settlement there will be some activity going on, and then we'll have something to report.

**EIGHTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Ms. Derryberry: Item No. 8 is supervisors requests, do any of the supervisors have anything they'd like to discuss? Not hearing any, we can just let the record reflect we have no audience present today.

NINTH ORDER OF BUSINESS Financial Reports

A. Approval of Funding Request #72, #73, #74, #75 & #76

B. Balance Sheet and Income Statement

Ms. Derryberry: Behind tab No. 9, A and B you'll find funding requests #72 through #76, and then the balance sheet and income statement.

Mr. Roberts: Rich, do we competitively bid this insurance, or do we just renew it?

Mr. Hans: We pretty much renew it, because there's only, for the general liability insurance there's really not much out there. There's the Florida League and there's BIGET that offer that, so it's pretty much exclusive. If you have property insurance you can go through a lot of different companies for property insurance, but the general liability for government agencies there aren't a lot of options.

Mr. Roberts: Alright.

Ms. Hagedorn: And this one seems competitive, and consistent with what we've had in the past?

Mr. Hans: Yes, they are.

Mr. Roberts: I think so, it looks like it has been.

Mr. Hans: It's pretty flat for all the Districts, no matter how big or small the District is.

Mr. Roberts: I was just wondering if our insurance would go down any at all since we are no longer involved in litigation, the insurance company has less exposure, and obviously they would have been aware of our litigation, so I just wondered, ok.

Ms. Derryberry: Ok, so is there a motion to approve funding requests #72 through #76?

On MOTION by Mr. Roberts seconded by Ms. Hagedorn with all in favor, Funding Requests #72 through #76 were approved.

Ms. Derryberry: And following that is the balance sheet and the income statement through January 31, 2016.

Mr. Roberts: Are you going to request the funding agreement again? It doesn't ever get re-approved but I just wondered.

Ms. Oldsen: Should we have it as a matter of record though?

Mr. Hans: When we do adopt the budget, we'll present the funding agreement request and the board can approve that, and we'll send it off to the developer for signature, and if they don't sign it, they don't sign it.

Mr. Roberts: Ok. I don't have any questions.

Ms. Oldsen: I don't either.

Ms. Derryberry: Ok, is there a motion to approve?

On MOTION by Ms. Oldsen seconded by Ms. Hagedorn with all in favor, the Balance Sheet and Income Statement was approved.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Derryberry: If there is no other District business, a motion to adjourn would be in order.

On MOTION by Ms. Oldsen seconded by Ms. Hagedorn with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2016-02

**A RESOLUTION DESIGNATING LISA DERRYBERRY
AS ASSISTANT SECRETARY OF THE CELEBRATION
POINTE COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Celebration Pointe Community Development District desire to appoint Lisa Derryberry as Assistant Secretary;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT:**

1. Lisa Derryberry is appointed as Assistant Secretary.

Adopted this _____ day of _____ 2016.

Chairman / Vice Chairman

Secretary / Assistant Secretary

***Proposed Budget
Fiscal Year 2017***

***Celebration Pointe Community
Development District***

August 9, 2016



Celebration Pointe

Community Development District

General Fund

Description	FY2016 Adopted Budget	Actual thru 6/30/2016	Projected Next 3 months	Total Projected at 9/30/2016	FY2017 Proposed Budget
Revenues					
Developer Contributions - General	\$80,000	\$18,501	\$21,068	\$39,568	\$80,000
Total Revenues	\$80,000	\$18,501	\$21,068	\$39,568	\$80,000
Expenditures					
<i>Administrative</i>					
Supervisors Fees	\$4,000	\$800	\$800	\$1,600	\$4,000
FICA Taxes	\$350	\$61	\$61	\$122	\$350
Engineering	\$3,000	\$0	\$500	\$500	\$3,000
Attorney - General Counsel	\$15,475	\$923	\$2,500	\$3,423	\$15,475
Annual Audit	\$3,625	\$3,625	\$0	\$3,625	\$3,625
Management Fees	\$20,000	\$15,000	\$5,000	\$20,000	\$20,000
Telephone	\$100	\$4	\$25	\$29	\$100
Postage	\$100	\$31	\$50	\$81	\$100
Insurance	\$6,400	\$5,665	\$0	\$5,665	\$6,250
Printing & Binding	\$225	\$101	\$150	\$251	\$125
Legal Advertising	\$1,250	\$0	\$750	\$750	\$1,000
Other Current Charges	\$250	\$239	\$80	\$319	\$250
Website admin	\$0	\$375	\$125	\$500	\$500
Office Supplies	\$50	\$18	\$10	\$28	\$50
Dues, Licenses	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$55,000	\$27,017	\$10,051	\$37,068	\$55,000
Field					
Contingencies	\$25,000	\$0	\$2,500	\$2,500	\$25,000
Field Expenses	\$25,000	\$0	\$2,500	\$2,500	\$25,000
TOTAL EXPENSES	\$80,000	\$27,017	\$12,551	\$39,568	\$80,000
Assigned Fund Balance	\$0	(\$8,517)	\$8,517	(\$0)	\$0

**Celebration Pointe
Community Development District**
GENERAL FUND BUDGET

REVENUES:

Developer Contributions

The District will enter into a funding Agreement with the Developer to Fund all General Fund expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Per Section 218.39 of the Florida Statutes, each special district with total revenues or expenditures in excess of \$100,000 *OR* any special district with revenue or expenses between \$50,000 and \$100,000 that has not been subject to a financial audit in the 2 preceding fiscal years must perform an independent annual audit.

Attorney – General Counsel

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, resolutions etc.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Insurance

The District will bind General Liability & Public Officials Liability Insurance with a firm that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Celebration Pointe Community Development District

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Website Admin

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field:

Contingencies

Any miscellaneous repairs or supplies as needed.

RESOLUTION 2016-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2016, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Celebration Pointe Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on March 08, 2016, the Board set August 09, 2016, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2016 and/or revised projections for Fiscal Year 2017.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Celebration Pointe Community Development District for the Fiscal Year Ending September 30, 2017", as adopted by the Board of Supervisors on August 9, 2016.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Celebration Pointe Community Development District, for the fiscal year beginning October 1, 2016, and ending September 30, 2017, the sum of \$ 80,000 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND

\$ 80,000

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

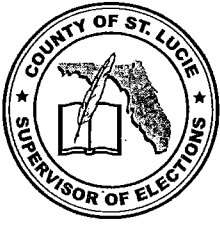
Introduced, considered favorably, and adopted this 9th day of August, 2016.

ATTEST:

**BOARD OF SUPERVISORS OF THE
CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice Chairman



Gertrude Walker
Supervisor of Elections
St. Lucie County

4132 Okeechobee Road • Fort Pierce, Florida 34947 • (772) 462-1500 • Fax (772) 462-1439

April 18, 2016

Jennifer McConnell,
Administrative Assistant
5385 N. Nob Hill Rd
Sunrise, FL 33351

RECEIVED APR 25 2016

Subject: Registered Voters in Community Development Districts
Dear Ms. McConnell:

This letter is in response to your request for the number of registered voters in the below listed Community Development Districts as of April 15, 2016. Based on the information provided in your letter of request dated April 01, 2016, my staff has researched the GIS mapping system and Voter Registration System files and found the voter counts for the following:

<u>NAME</u>	<u>VOTERS</u>
Reserve Community Development District	980
Reserve Community Development District # 2	687
Portofino Isles Community Development District	1,111
Portofino Shores Community Development District	748
Creekside Community Development District	0
Verano Center Community Development District	0
Verano Community Development District # 1	470
Verano Community Development District # 2	0
Verano Community Development District # 3	0
Verano Community Development District # 4	0
Verano Community Development District # 5	0
River Place Community Development District	485
Villa Vizcaya Community Development District	0
Waterstone Community Development District	8
Celebration Pointe Community Development District	0
Portofino Landings Community Development District	142
Copper Creek	0

Please contact my office if you require any further information regarding the above subject matter. Thank you.

Sincerely,

Gertrude Walker, St. Lucie County Supervisor of Elections

**NOTICE OF MEETINGS
CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Celebration Pointe Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2017** at **10:00 a.m.**, at **2160 NW Reserve Park Trace, Port St. Lucie FL 34986-3223** on **the second Tuesday** of the following months:

October 11, 2016
November 08, 2016 Landowners Meeting
December 13, 2016
January 10, 2017
February 14, 2017
March 14, 2017
April 11, 2017
May 09, 2017
June 13, 2017
July 11, 2017
August 08, 2017
September 12, 2017

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

These meetings are open to the public and may be continued to a time, date and place certain. Supervisors may attend the meeting by telephone as long as there is a quorum present at the meeting place. Any person wishing to receive a copy of the minutes of the meeting may contact **Rich Hans** at **(954) 721-8681**.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rich Hans
Manager



Search for Financial Disclosure Filers

Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

If you filed a form and no date appears in the "Filing Requirement Fulfilled" column, then the Supervisor of Elections or Commission on Ethics has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of judges and judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to 5 business days. Processing times for Form 6 disclosures filed with the Department of State at qualifying may exceed 5 business days. Those forms may be available for viewing on the [Department of State website](#) before they are available here.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

Show filers for previous form years

Your Search for "Celebration Pointe Community Development District - Board of Supervisors" returned the following results:

Coordinator:

Rich Hans

Governmental Management Services

5385 N. Nob Hill Rd


Sunrise, FL, 33351




(954) 721-8681

rhans@gmssf.com

Narrow results to a particular suborg:

- [All Suborganizations](#)
- [Board of Supervisors](#)
- [Employees](#)

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
251400	2015	Bravo , Denisez	<ul style="list-style-type: none"> • Celebration Pointe Community Development 	Form 1 with Seminole County SOE	 07/15/2016	View Filing History

			District- Board of Supervisors			
234260	2015	Hagedorn , Donna	<ul style="list-style-type: none"> Celebration Pointe Community Development District- Board of Supervisors 	Form 1 with <u>Seminole County SOE</u>	 Form	View Filing History Receipt Not Recorded
222423	2015	Oldsen, Cynthia K	<ul style="list-style-type: none"> Celebration Pointe Community Development District- Board of Supervisors 	Form 1 with <u>Orange County SOE</u>	 Form	View Filing History Receipt Not Recorded
222279	2015	Roberts, Daniel	<ul style="list-style-type: none"> Celebration Pointe Community Development District- Board of Supervisors Lakeshore Ranch Community Development District- Board of Supervisors 	Form 1 with <u>Orange County SOE</u>	 Form	View Filing History Receipt Not Recorded
Search Again						

General Information about Filing Financial Disclosure

- Brochure: [A Guide to the Sunshine Amendment and Code of Ethics \(PDF\)](#)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Celebration Pointe

Community Development
District

Funding Request #77
May 9, 2016

PAYEE	GENERAL FUND	
1 Garganese, Weiss & D'Agresta, PA		
Inv# 68218 - St Lucie Cty v. Bond Safeguard Insurance (Feb 16)	\$	90.00
Inv# 68405 - St Lucie Cty v. Bond Safeguard Insurance (Mar 16)	\$	112.50
2 Governmental Management Services - SF		
Inv# 137 - Management Fees & Expenses (Apr 16)	\$	1,834.98
Inv# 138 - Management Fees & Expenses (May 16)	\$	1,711.24
TOTAL	\$	3,748.72

Please make check payable to:

Celebration Pointe CDD
5385 N Nob Hill Road
Sunrise, FL 33351

Celebration Pointe

Community Development
District

Funding Request #78
July 26, 2016

PAYEE	GENERAL FUND	
1 Garganese, Weiss & D'Agresta, PA		
Inv# 698919 - General Counsel (May 16)	\$	67.50
Inv# 69337 - General Counsel (Jun 16)	\$	315.00
2 Governmental Management Services - SF		
Inv# 139 - Management Fees & Expenses (Jun 16)	\$	1,708.34
Inv# 140 - Management Fees & Expenses (Jul 16)	\$	1,708.34
TOTAL	\$	3,799.18

Please make check payable to:

Celebration Pointe CDD
5385 N Nob Hill Road
Sunrise, FL 33351

Celebration Pointe
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET

June 30, 2016

	<u>Governmental Fund Types</u>		<u>Totals</u>
	<u>General</u>	<u>Capital Projects</u>	<u>(Memorandum Only) 2016</u>
ASSETS:			
Cash:			
Operating Account	\$4,499	---	\$4,499
Electric Deposits	\$0	---	\$0
Due from Developer	\$5,844	---	\$5,844
TOTAL ASSETS	<u>\$10,342</u>	<u>\$0</u>	<u>\$10,342</u>
LIABILITIES:			
Accounts Payable	\$5,660	---	\$5,660
FICA Payable	\$0	---	\$0
FUND BALANCES:			
Unreserved	<u>\$4,682</u>	<u>---</u>	<u>\$4,682</u>
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$10,342</u>	<u>\$0</u>	<u>\$10,342</u>

** The validity of the 2008 Bond Anticipation note in the amount of \$13,910,596 (No. 2008 BAN-1), which was issued by the District to Mercedes Homes, Inc. has been challenged by LO Land Assets, LP in St. Lucie County Case No. 56-2008-CA-007298 ("State Case"). The impact that this case may have on the validity of the 2008 Bond Anticipation Note is uncertain and unknown at this time.

**CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Statement of Revenues & Expenditures
For The Period Ending June 30, 2016

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 6/30/16</u>	<u>ACTUAL THRU 6/30/16</u>	<u>VARIANCE</u>
<u>Income</u>				
Developer Contributions - General	\$80,000	\$60,000	\$18,501	(\$41,499)
Total Income	\$80,000	\$60,000	\$18,501	(\$41,499)
<u>Expenditures</u>				
<i>Administrative</i>				
Supervisors Fees	\$4,000	\$3,000	\$800	\$2,200
FICA Taxes	\$350	\$263	\$61	\$201
Engineering	\$3,000	\$2,250	\$0	\$2,250
Attorney	\$15,475	\$11,606	\$923	\$10,684
Annual Audit	\$3,625	\$3,625	\$3,625	\$0
Management Fees	\$20,000	\$15,000	\$15,000	(\$0)
Telephone	\$100	\$75	\$4	\$71
Postage	\$100	\$75	\$31	\$44
Printing & Binding	\$225	\$169	\$101	\$68
Insurance	\$6,400	\$6,400	\$5,665	\$735
Legal Advertising	\$1,250	\$938	\$0	\$938
Other Current Charges	\$250	\$188	\$239	(\$52)
Website Admin	\$0	\$0	\$375	(\$375)
Office Supplies	\$50	\$38	\$18	\$20
Dues, Licenses	\$175	\$175	\$175	\$0
Capital Outlay	\$0	\$0	\$0	\$0
Total Admin	\$55,000	\$43,800	\$27,016	\$16,784
<i>Field</i>				
Contingencies	\$25,000	\$18,750	\$0	\$18,750
Total Field	\$25,000	\$18,750	\$0	\$18,750
Total Expenses	\$80,000	\$62,550	\$27,016	\$35,534
Excess Revenues/Expenses	\$0		(\$8,515)	
Retain Earnings - Beginning			\$13,197	
Retain Earnings - Ending			\$4,682	

CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For The Period Ending June 30, 2016

	ADOPTED FY2016 BUDGET	PRORATED BUDGET THRU 6/30/16	ACTUAL BUDGET THRU 6/30/16	VARIANCE
<u>REVENUES:</u>				
Misc. Income	\$0	\$0	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES):</u>				
Note Proceeds	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning			\$0	
FUND BALANCE - Ending			<u>\$0</u>	

(1) The validity of the 2008 Bond Anticipation note in the amount of \$13,910,596 (No. 2008 BAN-1), which was issued by the District to Mercedes Homes, Inc. has been challenged by LO Land Assets, LP in St. Lucie County Case No. 56-2008-CA-007298 ("State Case"). The impact on this case may have on the validity of the 2008 Bond Anticipation Note is uncertain and unknown at this time.