

***Celebration Pointe
Community Development District***

June 13, 2017

Celebration Pointe

Community Development District

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

June 6, 2017

**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 **June 13, 2017 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 #3 - 11/2018)
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Electing Officers
3. Approval of the Minutes of the April 11, 2017 Meeting
4. Public Hearing to Adopt the Fiscal Year 2018 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2017-04** Annual Appropriation Resolution
 - D. Motion to Close the Public Hearing
5. Letter from Berger, Toombs, Elam, Gaines & Frank related to the Audit for Fiscal Year Ending September 30, 2016
6. Staff Reports
 - A. Manager
 - 1) Number of Registered Voters in the District - 0
 - 2) Consideration of Proposed Fiscal Year 2018 Meeting Schedule
 - 3) Discussion of Financial Disclosure Report from the Commission on Ethics
7. Supervisors Requests and Audience Comments
8. Financial Reports
 - A. Approval of Funding Request **#83**
 - B. Combined Balance Sheet
9. Adjournment

Enclosed for your review is a copy of the minutes of the April 11, 2017 meeting.

The fourth order of business is the public hearing to adopt the fiscal year 2018 budget. Copies of **Resolution #2017-04** Annual Appropriation Resolution and the budget are enclosed for your review.

The fifth order of business is a letter with Berger, Toombs, Elam, Gaines & Frank related to the audit for fiscal year ending September 30, 2016; a copy of which are enclosed for your review.

The sixth order of business is staff reports. Enclosed under the manager's report is a letter from the St. Lucie County Supervisor of Elections office indicating that there 0 registered voters in the District, as well as the proposed fiscal year 2018 meeting schedule, and the financial disclosure report from the Commission on Ethics reminding Supervisors to file their annual forms.

The financials and funding request #83 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	Steve Szabo	Michael Williams	Vivian Cocotas
	Tony Reddeck	Antonio Huerta	Karen Govin	Melanie Kelly

**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, April 11, 2017 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 (by phone)
Denisez Bravo	Assistant Secretary

Also present were:

Lisa Derryberry	District Manager
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FIRST ORDER OF BUSINESS

**Oath of Office for Newly Elected
Supervisors Elected at the
Landowners Election on
November 8, 2016 - Seat #1 and
Seat #2**

Ms. Derryberry: The first thing we need to do is administer the oath of office to the newly elected Supervisors who were elected at the landowners election on November 8, 2016, and those are the individuals that are in seats #1 and #2. So what I'll do is I'll read the oath, and after I say the word "I" you would state your name for the record, and at the end you would say, "I will" or "I do", so "I".

Ms. Bravo: "Denisez Bravo."

Mr. Roberts: "Dan Roberts."

Ms. Derryberry: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Celebration Pointe Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida,

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and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Celebration Pointe Community Development District, St. Lucie County, Florida.

Ms. Bravo: "I do."

Mr. Roberts: "I do."

Ms. Derryberry: So what I'll do is I'll give you each one of these forms and if you could complete them and return them to me before you leave the building today and I will notarize them.

SECOND ORDER OF BUSINESS Roll Call

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

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution #2017-01 Canvassing and Certifying the Results of the Landowners Election

Ms. Derryberry: So under organizational matters we have consideration of resolution #2017-01 which is canvassing and certifying the results of the landowners election. The resolution just shows that Daniel Roberts and Denisez Bravo each received 100 votes and that the other seat is vacant and as a result of the votes Dan and Denisez will serve 4 year terms. So at this time a motion to adopt the resolution would be in order.

On MOTION by Mr. Roberts seconded by Ms. Bravo with all in favor, Resolution #2017-01 canvassing and certifying the results of the Landowners Election was approved.

B. Consideration of Appointment of Supervisor to Fill Unexpired Term of Office (Seat 3 - 11/2018)

C. Oath of Office for Newly Appointed Supervisor

Ms. Derryberry: Now at this point there is a vacant seat on the Board and the Board has the opportunity to appoint someone to fill that seat.

Mr. Roberts: I have no one at this time.

Ms. Derryberry: Ok we will put that on a future agenda.

D. Consideration of Resolution #2017-02 Electing Officers

Ms. Derryberry: The next item is consideration of resolution #2017-02 electing officers. Currently we have as chairman, Dan Roberts, vice chairman, Cynthia Oldsen, and assistant secretaries are Denisez Bravo and Donna Hagedorn. The treasurer is Patti Powers of our office, Rich Hans is the secretary and I am also an assistant secretary. If there are any changes that you would like to make now is the time to do that, or you may just make a motion to keep the same slate of officers.

On MOTION by Ms. Oldsen seconded by Ms. Bravo with all in favor, Resolution #2017-02 electing officers, keeping the same slate of officers as stated on the record by Lisa Derryberry was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 9, 2016 Meeting

Ms. Derryberry: Moving on to item No. 4 on the agenda is the approval of the minutes of the August 9, 2016 meeting. I'll take any corrections at this time, and if there are none, a motion approving the minutes would be in order.

Ms. Oldsen: I didn't see anything, did either of you?

Mr. Roberts: I'm fine with it.

On MOTION by Ms. Oldsen seconded by Mr. Roberts with all in favor, the Minutes of the August 9, 2016 Meeting were approved.

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FIFTH ORDER OF BUSINESS

Consideration of Resolution #2017-03 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing

Ms. Derryberry: Moving on to the next item, this meeting was advertised with regard to the proposed fiscal year 2018 budget and setting the public hearing. So this item has two parts, one is to determine a date no sooner than 60 days from today for the adoption of the budget for fiscal year 2018 and also, just so you know, we have to propose the budget before June 15th. So we're proposing the budget today, so the resolution setting the public hearing for the adoption of the budget and the proposed budget are also in your packet. I'll take any questions or comments on the budget at this time.

Mr. Roberts: Actually I have some comments Lisa, and just to give you a little bit of background before I make my comments is for the Board's and management company's information. The property subject to this CDD was sold on December 30, 2016 and the new entity that owns the property is Celebration Pointe Development Company, LLC and it is an investor out of Orlando that purchased the property. There's been a number of discussions about the viability of the CDD as to whether or not the landowner now wishes to keep the CDD in effect since it was established it's never been funded, there's never been any bonds sold and so I think a decision is probably going to be made in the next 30 to 60 days relative to that question, but for the purposes of the budget for 2018 I've been retained by the new landowner to consult with them and represent their interest, not only on the project but also has retained me to continue with the CDD for the time being and with the project but I have been instructed to do what we can to try to lower the budget as much as possible to a bare bones number so I have some suggestions or comments relative to the proposed budget so that we can have a discussion relative to those items. Lisa are we statutorily required to have a certain number of meetings a year, is it 2 or 4? I believe it's 2 for the budget, but I don't know of any other reasons for this particular CDD that we would need to meet more than twice a year, can you think of any other reason?

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Ms. Derryberry: No, the only other reason would be landowner election, so for the two seats that would be expiring which are available in 2018.

Mr. Roberts: Ok so we would have to have a meeting for that purpose.

Ms. Derryberry: Right.

Mr. Roberts: Can we do it in abstention?

Ms. Derryberry: It needs to be one individual who needs to attend.

Ms. Hagedorn: I'm sorry, I got dropped from the call, the last I heard you were talking about the sale of the land and the Orlando investor, and the potential liability of the CDD and then the line just dropped, so I had to dial back in, I apologize.

Mr. Roberts: Ok no problem. So moving on, if we go through the line items again Lisa and ladies, I'd like to reduce the number of meetings to 3 which would be, since there are 4 people that would be \$800 times 3, so it would reduce that from \$4,000 to \$3,200 per year.

Ms. Derryberry: Ok.

Mr. Roberts: Engineering, we're going to basically, since the project now is being actively developed I think we're going to eliminate all but say \$100 for the engineering and the same thing with attorney fees. I've asked the District Attorney not to do call ins for the meetings right now so that we're not generating any attorney fees, there's no pending litigation, there's no threat of ligation, there's no need right now for a District Attorney to participate in any of the meetings unless we have a situation come up that impacts the District until such time as we have an issue that requires their attention, and they will still be the District Attorney but we just won't have them at the meetings at this point.

Ms. Oldsen: What do you think would be a logical sum just to keep in the budget?

Mr. Roberts: I was just going to say \$100 each for both the engineer and the attorney.

Ms. Oldsen: Ok.

Mr. Roberts: We can increase our contingency if we like.

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Ms. Derryberry: And I think Rich had sent you a link to the Florida Statutes with regard to termination.

Mr. Roberts: Yes.

Ms. Derryberry: So that would involve use of District Counsel or similar counsel to prepare the documents that are required and then work with the county for dissolution.

Mr. Roberts: Right and I was thinking that we would leave the contingency where it is, it's \$25,000.

Ms. Derryberry: Ok.

Mr. Roberts: Then that way if we need to get the attorney or the engineer involved we can work off the contingency.

Ms. Derryberry: And that contingency is actually field expenditures and not administrative.

Mr. Roberts: Yes.

Ms. Derryberry: Ok.

Mr. Roberts: Well can we move that under administrative, move it up to administrative and not in field.

Ms. Derryberry: Ok, alright so move contingency under administrative and then limit attorney's fees to \$100.

Mr. Roberts: Yes.

Ms. Derryberry: Ok.

Mr. Roberts: Then audit fees, we have no control over that, basically we have to maintain the audit. Management fees, I don't know what discretion you have Lisa to deal with the annual District Management fees but obviously we're concerned about the activity that we've had versus the cost of having a District Manager. Are you in a position to discuss that or is this something that will have to go to Rich?

Ms. Derryberry: Yes I would have to take it back to Rich.

Mr. Roberts: Ok.

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Ms. Oldsen: Could we clarify what the fee is currently, I'm a little bit confused by looking at what has been expended for 5 months versus what you project for the next 7 months.

Ms. Derryberry: I would have to look at the contract and so I'm sorry I don't have that information here in the file that I bring with me.

Ms. Oldsen: Ok, because unless I'm reading this wrong, it looks like \$8,300 has been expended for 5 months beginning October 1st but you only expect to expend \$2,800 through the end of September, unless I'm not reading this correctly.

Ms. Derryberry: Ok so we're at the 5th month of the fiscal year, and then the next two months to get to 7 months would be another \$2,857.

Ms. Oldsen: Oh now see I was reading that as projected next 7 months to take that to the end of September.

Ms. Derryberry: Well I'll follow up with that, but I'm thinking it's the next two months but I will check on that for you.

Ms. Oldsen: This says 7 months.

Ms. Derryberry: Yes, and so I'll take it back to Rich, the question with regard to the contract.

Ms. Oldsen: Because this says total projected at 9/30/17 and that's only a little over \$11,000.

Ms. Derryberry: Alright so the budgeted amount was much greater than the actual.

Mr. Roberts: Except for the fact that in the pay applications, or at least the check requests, no that's not correct, in disbursements behind tab A, the funding request #79, on the second part the District has been paying GMS management fees in expense of \$1,708 a month, which I'm a little confused about.

Ms. Oldsen: Well that would be \$20,000.

Mr. Roberts: Well the thing that is different than what I understood. I understood that at one time that GMS adjusted our monthly fee to \$1,250 a month but that's not reflected in this particular funding request that we have paid and I don't believe, and I

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could be wrong Lisa but I don't recall, do any of you ladies recall having a contract or an agreement that we had with GMS for the annual fee or the monthly fee?

Ms. Oldsen: I remember that during a meeting you had a discussion with Rich about reducing the fee but it wasn't anything that was brought back to a committee.

Mr. Roberts: I don't think we had a document to sign.

Ms. Oldsen: No.

Mr. Roberts: Donna, are you following this conversation?

Ms. Hagedorn: I am, but you are fading in and out just a little bit though, I know you're talking about the management fees and if we had a contract.

Mr. Roberts: Yes the question that has come up from my standpoint is that I was under the impression that we had reduced by agreement with GMS the management fee to \$1,250 a month and I don't recall if that agreement was in writing other than the fact that I believe Rich had agreed to it. Now I guess my question to you is, I don't think there's anyone here that recalls exactly when that discussion occurred, only that it did occur and I don't remember having an agreement to sign that modified that.

Ms. Hagedorn: No I would have to go back to my notes previously Dan to try to help identify the timeline.

Mr. Roberts: Ok because if you look under item A in the report, under the funding request, the funding request reflects management fees and expenses for August, September and October and November in the amount of approximately \$1,700 to \$1,775 per month.

Ms. Oldsen: And it also reflects that on the subsequent pages for November, December, January, February and March, and they're all just slightly over \$1,700 a month.

Mr. Roberts: Right.

Ms. Oldsen: No August and September would have fallen under last year's budget.

Ms. Derryberry: Correct.

Ms. Oldsen: But they're still over \$1,700 a month.

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Mr. Roberts: But you've also got, but some of this is listed under general counsel so I'm not sure what that means, you see that?

Ms. Derryberry: That looks like it was coded incorrectly in the system.

Mr. Roberts: And it was also coded incorrectly then for November as well.

Ms. Oldsen: Well they have it under Governmental Management Services, but you're right.

Ms. Derryberry: Because the invoice numbers are sequential, it just looks like that was coded incorrectly when it was entered into our system with the wrong ID number.

Ms. Oldsen: Yes you're right because for December 13th, they still have it as general counsel as well.

Ms. Derryberry: I'll speak with the accountant about that but I believe that's just a coding item, the vendor number was selected incorrectly.

Ms. Oldsen: Well would you have any information for the 2015 budget that reflects what the management fees were?

Ms. Derryberry: I can reach out to the accountant and see if she can email it to me. I've got our contract here that our recording secretary just sent to me which goes back to 2006, let me see if there's a supplement to it, I'm not seeing another contract so it looks like this, let me ask her if there was an amendment.

Ms. Oldsen: And I could be confusing this with something else but there's a monthly amount of \$3,000 is sticking in my head, would our contract with GMS prior to last year been as much as \$3,000 a month?

Mr. Roberts: No it would not have been.

Ms. Oldsen: Maybe \$2,500 a month?

Mr. Roberts: I can't recall to be honest with you.

Ms. Oldsen: Ok.

Mr. Roberts: I know it's as high as you first mentioned.

Ms. Oldsen: Ok, I could be confusing it with something else.

Mr. Roberts: Can you see a change in the payments to GMS, the amounts?

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Ms. Derryberry: I will reach out to the accountant and see, I'm sorry I was just emailing the recording secretary again to see if she has any amendments in addition that followed this agreement from 2006.

Mr. Roberts: You know Lisa, I'll be honest with you, I don't even recall if we actually have a contract that's in effect, do you recall, I don't recall signing a contract?

Ms. Oldsen: I've never seen an original contract so it may have a renewal provision, but I don't know that. Would it have been LO Land?

Mr. Roberts: Yes, it would have been LO Land.

Ms. Derryberry: I'm going to just step away from the room and call her, I'm going to send this to Tina and have her print it out so we have copies to review.

Mr. Roberts: Ok great, that's good. I don't think the owner is going to want to pay more than \$700 or \$800 a month for GMS right now.

Ms. Oldsen: Well what is there for them to do?

Mr. Roberts: There isn't hardly anything to do.

Ms. Bravo: So as long as all these changes are made, do we have to come back or would they send us the changes?

Ms. Oldsen: No this is just the preliminary.

Mr. Roberts: Yes but we can agree to, what I think Denisez is asking though is if we don't have an answer from GMS accepting the revised fee, then we don't have an agreed budget.

Ms. Oldsen: That's right and they can't publish it.

Mr. Roberts: Donna?

Ms. Hagedorn: Yes.

Mr. Roberts: Lisa went to print something out and she's going to be back in a minute.

Ms. Hagedorn: Ok. I think this conference line has some issues because you're fading in and out, I'm catching bits and pieces.

Mr. Roberts: Ok, I'll turn the phone around here a little bit more then. Let me check the volume on the phone.

Ms. Hagedorn: That sounds much better already Dan.

Mr. Roberts: Ok so that's better.

Ms. Hagedorn: Yes it's much better, thank you.

Mr. Roberts: Alright.

Ms. Hagedorn: Dan can you hear me ok now?

Mr. Roberts: I can, yes. So we're trying to find some line items on the budget to adjust.

Ms. Derryberry: Ok so she's going to print them out as soon as she gets off the phone with a customer.

Mr. Roberts: Ok. Well we have a bit of a dilemma too in that, if we submit a proposal to GMS to continue the services without their ratification then we don't really have an approved budget to publish, so what I've been asked to authorize is a monthly fee of \$600 a month for GMS. Since we're not doing anything but possibly 3 meetings a year, but this is not going to be approved without having GMS's response.

Ms. Derryberry: Right.

Mr. Roberts: So what do we do if we are undecided on the actual final budget?

Ms. Derryberry: Well what we can do is we can have another meeting, not to adopt the budget but to review all the line items, and in the interim I can speak with Rich.

Mr. Roberts: Do we still need a quorum for that?

Ms. Derryberry: Yes.

Mr. Roberts: Ok well I'm trying to avoid that.

Ms. Oldsen: And it has to be published by June?

Ms. Derryberry: Well the adoption of the budget, that hearing has to be held at least 60 days from today, but it all has to be wrapped up by September 15th.

Ms. Oldsen: Ok.

Ms. Derryberry: There are some communities we manage that do have another meeting to go over the items again, then we publish the notice for the adoption of the hearing.

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Ms. Oldsen: But that meeting could not be held by all of us calling in?

Ms. Derryberry: No there needs to be 3 members of the Board present in the county where the District is located. It sounds like Tina is still on the phone but were there any other items Dan in this budget that we should discuss?

Mr. Roberts: No I think if we, well those are smaller items that we really don't have a lot of control over, so I think we could leave the rest of it in place. So what we have is moving the contingency up to administrative expenditures, reducing the Supervisor fees to \$3,200, the engineering to \$100, attorney fees to \$100 with the idea that we will be using the contingency if we have to move forward to terminate the CDD, and then the only outstanding issue that I see is, what we can agree with GMS on the management fee.

Ms. Derryberry: Ok.

Mr. Roberts: Frankly I think the chances are pretty high that we are going to terminate the CDD, but it's not set in stone at this point. There's just not a preponderance of support to keep it in effect, right now it's just been a yearly expense just to keep the documents and the organizational part active.

Ms. Derryberry: Ok. Is there any thought going back to your moving the entire amount budgeted for contingencies from field to administrative?

Mr. Roberts: Well because we're in the process of redeveloping the property now, I don't see any field expenses that's going to be related to the CDD that the developer/owner will not take care of outside of the CDD. Before we were taking care of some of those obligations through the CDD but there's no reason to, we have been maintaining it privately without the CDD's involvement and it is interesting that we do have an expense that's actually related to the CDD but there's no money to pay for it. We have cast iron grates in the community that are part of the public streets that are owned by the CDD, they're stealing the grates, and we're just getting ready for the third time, the first two times they were replaced by LO Land and then we put wood grates in just temporarily since there was no continuous traffic and now the county wants us to replace them with the steal grates and that's \$18,000.

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Ms. Oldsen: That couldn't be a field expenditure?

Mr. Roberts: It could be a field expenditure but it's going to be a development cost too. If we had the money in the CDD, but right now all we're doing is deficit funding the CDD.

Ms. Oldsen: So it's six of one and half a dozen of the other.

Mr. Roberts: Exactly, so whenever the District needs money they send a statement to the landowner requesting funding for the work.

Ms. Oldsen: So it really doesn't make any difference who pays for it, he's paying for it one way or the other.

Mr. Roberts: Right, one side or the other of the pocket.

Ms. Derryberry: Ok. So then at this time we could look at the calendar.

Mr. Roberts: Ok and it's going to be hard to get everybody back down here I think.

Ms. Oldsen: Well it would have to be between now and June.

Mr. Roberts: Right.

Ms. Derryberry: And the next regularly advertised meeting is June 13th which would meet our 60 days to advertise and adopt the budget.

Mr. Roberts: Well June 16th, I think I'm out of town on that week, just a second and let me check that.

Ms. Bravo: I'm available if need be.

Mr. Roberts: Ok.

Ms. Hagedorn: June 13th is open on my calendar.

Mr. Roberts: Ok.

Ms. Oldsen: And I'm ok on June 13th.

Mr. Roberts: Donna we may need you to attend in person, would that work for you?

Ms. Hagedorn: Yes on the 13th of June.

Mr. Roberts: Ok.

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Ms. Derryberry: And the next advertised meeting that would meet the requirement of being 60 days from today is June 13th, but the budget does have to be adopted no later than September 15th.

Ms. Oldsen: But we have to have it done within 60 days from today?

Ms. Derryberry: No, no sooner than 60 days.

Ms. Oldsen: Ok not sooner than.

Ms. Derryberry: So there's a July 11th meeting that's already been advertised, August 8th and September 12th.

Mr. Roberts: Well I'm going to be back in town on the 12th, so I could go to the meeting on the 13th.

Ms. Oldsen: Well would you prefer June 13th or July 11th?

Mr. Roberts: Probably June 13th because I'm pretty sure I'm going to be there since I'll have just gotten back the day before, and you're ok on the 13th Donna?

Ms. Hagedorn: Yes I am.

Mr. Roberts: Ok, how about you Denisez?

Ms. Bravo: Yes.

Ms. Oldsen: I'm not travelling so I'm ok.

Ms. Bravo: I get back like a week before.

Mr. Roberts: Ok.

Ms. Derryberry: And again, with regard to the budget they are estimated numbers of what will be expended, if an agreement is reached with GMS to reduce then that \$20,000 that's currently budgeted would not be met, so it doesn't mean that if it's budgeted it will actually be incurred.

Mr. Roberts: Well ok then let's do this, we might be able to avoid the meeting if we leave that part of GMS budget as a line item but then we would negotiate the District fees and if we lowered it and then put it back and used the contingency.

Ms. Oldsen: Yes we could do that, so we'd lower it to \$1,200 or \$1,500, so would that be more palatable to the landowner to see, it's highly unlikely that even with legal

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expenses if the CDD is terminated or dissolved or whatever the correct term is that it would be a \$25,000 legal expense would you think?

Mr. Roberts: Well what I'd like to do then is, I'd like to lower the budget for management to \$7,200 and leave the \$25,000 in the contingency and so that would give us an opportunity to negotiate the new agreement with GMS.

Ms. Derryberry: Ok.

Mr. Roberts: So we have the flexibility then Lisa and we would not have to come back then would we?

Ms. Derryberry: No you still have to attend the public hearing for the adoption of the budget but there wouldn't have to be an interim meeting again.

Mr. Roberts: That's right, ok so when would that meeting be, that would be the public meeting, the 13th?

Ms. Derryberry: Yes June 13th would be the first date that meets the 60 day criteria.

Mr. Roberts: Alright then once that occurs then do we need to come back?

Ms. Oldsen: No.

Ms. Derryberry: No if the budget is adopted at that time.

Mr. Roberts: Ok so let's do it that way.

Ms. Oldsen: Ok, so we'll still meet on June 13th.

Mr. Roberts: Yes, that's fine let's do that.

Ms. Oldsen: Ok.

Ms. Derryberry: So the date to advertise the public hearing would be June 13th at 10:00 o'clock at this location.

Mr. Roberts: Ok.

Ms. Derryberry: So a motion adopting resolution #2017-03 setting the public hearing for June 13th at 10:00 a.m. at this location would be in order.

On MOTION by Mr. Roberts seconded by Ms. Oldsen with all in favor, Resolution #2017-03 approving the proposed Fiscal Year 2018 budget as amended and setting the Public Hearing on June 13, 2017 at 10:00 a.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida was approved.

SIXTH ORDER OF BUSINESS

Ratification of Engagement Letter and Addendum to Engagement Letter with Berger, Toombs, Elam Gaines & Frank to perform the Audit for Fiscal Year Ending September 30, 2016

Ms. Derryberry: Moving on to the next item on the agenda is the ratification of the engagement letter and addendum to engagement letter with Berger, Toombs, Elam Gaines & Frank to perform the audit for Fiscal Year ending September 30, 2016.

Mr. Roberts: Do we have their proposal in here?

Ms. Derryberry: We do not have the proposal.

Mr. Roberts: Do we have a proposal from them?

Ms. Derryberry: There was a proposal and this firm was selected at a prior meeting by the Board and I don't know in what year it was, but these contracts run 3 to 5 years.

Mr. Roberts: Ok this might be the 2nd year, so that's fine.

Ms. Oldsen: I think this was at least the second year, but the fee was the same, there was no increase in fee.

Mr. Roberts: Ok.

Ms. Derryberry: And the addendum just so you're aware of it, on July 1st of 2016 the Florida Statutes changed which required vendors that work with Districts be aware of respective of the public records laws. So this addendum, this language didn't make it into their standard form of engagement letter, so this is just documenting the fact that they understand that they are now subject to the Florida Statutes public records law.

Mr. Roberts: Ok.

Ms. Derryberry: So if there are no other questions, a motion to ratify this contract and the addendum would be in order.

On MOTION by Mr. Roberts seconded by Ms. Bravo with all in favor, ratifying the engagement letter and addendum to engagement letter with Berger, Toombs, Elam Gaines & Frank to perform the audit for Fiscal Year ending September 30, 2016 was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Derryberry: Moving on to staff reports, there is no attorney present or on the phone.

B. Engineer

Ms. Derryberry: No engineer present or on the phone.

C. Manager

Ms. Derryberry: And under manager's report, I have nothing further to report. As we've discussed the next meeting will be June 13th.

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

Ms. Derryberry: There is no audience present here today for any comments. Are there any additional Supervisors requests at this time?

Ms. Oldsen: No.

Mr. Roberts: No.

NINTH ORDER OF BUSINESS Financial Reports

A. Approval of Funding Request #79, #80, #81 & #82

B. Combined Balance Sheet

Ms. Derryberry: Moving on to item No. 9, the financial reports. We have behind tab A the funding requests and behind tab B the combined balance sheet. If there are any

April 11, 2017

Celebration Pointe CDD

questions I'll take those at this time, otherwise a motion approving the financials would be in order.

Mr. Roberts: Well let me ask you something Lisa. Can we approve these at our next meeting, the funding requests?

Ms. Derryberry: I would think so, looking at the dates, and these are expenses that have been incurred.

Mr. Roberts: I know the first funding request #79 goes back to August of 2016. Do you know if those disbursements were made?

Ms. Derryberry: Well if there's no check register here, then no, these are in the queue waiting for funding, and our last meeting was August, 2016 so these would have been related to that meeting or moving forward.

Ms. Oldsen: So anything prior to September 30th.

Mr. Roberts: It should have been paid under the previous budget.

Ms. Oldsen: Well I'm thinking but looking at, if you go to the funding request #79, just the GMS one, you have August, September and October funding request but you're saying these haven't been paid.

Ms. Derryberry: Right, those have not been paid, there were no funds to pay and we haven't met since August, so those that were presented at the August meeting, those funding requests were approved but these were subsequent to that meeting.

Ms. Oldsen: So everything we see here is not incorporated into the actual through February 28th, it couldn't be, but they're not included in the projected next 7 months either.

Ms. Derryberry: Well any expense that was in 2016 prior to September 30th would have been on the prior fiscal year 2016 budget.

Ms. Oldsen: Ok so this is an accrual, this is not a cash expense, well these numbers are all off then. If these two haven't been paid, these two funding requests, which is \$14,000, or \$21,000 here.

Mr. Roberts: Well you have \$21,000 is funding requests #79 through #82.

April 11, 2017

Celebration Pointe CDD

Ms. Oldsen: I know but none of this has been, they're asking for approval to pay which would not be reflected here as projected in the next 7 months, this is only \$13,000 and these 4 add up.

Mr. Roberts: To \$21,000.

Ms. Oldsen: Right, so you see what I'm saying, almost \$22,000 worth of expenditures that haven't been approved to be paid, but they're not reflected here, because this is only like \$13,000 worth and here's \$22,000 that hasn't been paid yet.

Ms. Derryberry: That's right but some of these that haven't been paid were in the prior fiscal year, were in 2016, October 1, 2015 through September 30, 2016.

Ms. Oldsen: Ok, alright.

Mr. Roberts: So when does our year start, October what?

Ms. Oldsen: October 1st.

Mr. Roberts: Ok.

Ms. Oldsen: So as an example if we authorize payment of funding request #79 under GMS alone two of those expenditures that we would authorize to be paid really falls under last year's budget.

Ms. Derryberry: Correct.

Ms. Oldsen: The 2016 budget, not the 2017 budget.

Ms. Derryberry: That's correct.

Mr. Roberts: But that's about \$3,500.

Ms. Oldsen: That's exactly right.

Mr. Roberts: Alright.

Ms. Derryberry: There was general counsel August 16th.

Ms. Oldsen: And both of those would fall under last year's budget.

Ms. Derryberry: Correct.

Ms. Oldsen: But not the insurance and the newspaper ads would fall under last year's budget.

Ms. Derryberry: Correct.

April 11, 2017

Celebration Pointe CDD

Ms. Oldsen: All of these, under Garganese which is \$550 basically plus these under funding requests #81 and #82 would all be the 2017 budget, so we have about \$10,000 of the \$22,000 falls under the 2017 budget, not the 2016 budget, but this is what I'm having trouble with, this column of numbers.

Mr. Roberts: But you say this is an accrual budget, not a cash budget, so then none of this has been paid anyways.

Ms. Oldsen: Right, none of this has been paid but if you add this up, like if you look at management fees alone, if they're charging \$1,700 a month and this only shows \$2,857 and we already know that here's \$5,100.

Ms. Derryberry: Well there's management fees and then there's expenses, so there are other items, the smaller items in the budget for telephone, postage, and those types of things.

Ms. Oldsen: I know but if it's about \$1,700 a month, oh I see, but still at \$1,700 a month time 7 months, that's about \$10,000, or no it's about \$12,000. So if you took the \$2,857 in management fees and even added the miscellaneous things you can't come close to \$12,000, that's why I'm confused.

Mr. Roberts: Did you look in the back there of the actual expenses?

Ms. Oldsen: No I didn't, but I'm just talking out loud, I'm thinking that we should approve funding request #79 because that would at least clear out funds that have to be paid per last year's budget because that covers two of GMS' months of service still under last year's budget and it would cover some legal expenses that should be paid out of last year's budget, and some advertisement. These are management fees and expenses, these are newspapers ads, so all but about \$540 of this particular funding request all is from 2015/2016 budget.

Mr. Roberts: It's a 2016/2017 budget.

Ms. Oldsen: No, we're in the 2017 budget right now.

Mr. Roberts: But we're looking at the 2017/2018 budget.

Ms. Oldsen: Yes, I'm sorry. Ok of this request, all but about \$540 is from the previous budget.

Mr. Roberts: That's fine, I agree with that.

Ms. Oldsen: So can we do that Lisa?

Ms. Derryberry: Certainly.

Ms. Oldsen: Ok so I would recommend that we, or I make a motion that we pay funding request #79, so we authorize payment of funding request #79 but reserve #80, #81 and #82 until the next meeting.

Mr. Roberts: Ok.

On MOTION by Ms. Oldsen seconded by Ms. Bravo with all in favor, authorizing payment of Funding Request #79 and tabling Funding Requests #80 through #82 to the next meeting was approved.

Ms. Derryberry: Ok then the second item under financial reports is the combined balance sheet. Are there any questions regarding that, if not, a motion to approve would be in order.

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

On MOTION by Ms. Bravo seconded by Mr. Roberts with all in favor, the combined Balance Sheet was approved.

TENTH ORDER OF BUSINESS Adjournment

Ms. Derryberry: If there is no further business of the Board, a motion to adjourn would be in order.

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

RESOLUTION 2017-04

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, 2017, AND ENDING SEPTEMBER 30, 2018

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2017, 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 April 11, 2017, the Board set June 13, 2017, 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 2017 and/or revised projections for Fiscal Year 2018.
- 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, 2018", as adopted by the Board of Supervisors on June 13, 2017.

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, 2017, and ending September 30, 2018, the sum of \$48,351 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

\$ 48,351

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 13th day of June, 2017.

ATTEST:

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

***Proposed Budget
Fiscal Year 2018***

***Celebration Pointe Community
Development District***

June 13, 2017



***Celebration Pointe
Community Development District***

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Budget

Narrative

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Celebration Pointe
Community Development District

General Fund

<u>Description</u>	<u>FY2017 Adopted Budget</u>	<u>Actual Thru 4/30/2017</u>	<u>Projected Next 5 Months</u>	<u>Total Projected at 9/30/2017</u>	<u>FY2018 Proposed Budget</u>
Revenues					
Developer Contributions	\$80,000	\$19,352	\$41,123	\$60,475	\$48,351
Total Revenues	\$80,000	\$19,352	\$41,123	\$60,475	\$48,351
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$4,000	\$800	\$2,000	\$2,800	\$3,200
Fica Expense	\$306	\$61	\$153	\$214	\$245
Engineering	\$3,000	\$0	\$300	\$300	\$100
Attorneys Fees	\$15,475	\$113	\$650	\$763	\$100
Audit Fees	\$3,625	\$0	\$3,625	\$3,625	\$3,625
Management Fees	\$20,000	\$11,667	\$8,333	\$20,000	\$7,200
Telephone	\$100	\$0	\$20	\$20	\$100
Postage	\$100	\$7	\$50	\$57	\$150
Insurance	\$6,250	\$5,778	\$0	\$5,778	\$6,356
Printing & Binding	\$125	\$15	\$100	\$115	\$200
Legal Advertising	\$1,000	\$363	\$400	\$763	\$1,000
Other Current Charges	\$250	\$182	\$135	\$317	\$350
Office Supplies	\$50	\$0	\$50	\$50	\$50
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Compliance	\$500	\$292	\$208	\$500	\$500
Contingencies	\$25,000	\$24	\$24,976	\$25,000	\$25,000
Administrative Expenditures	\$79,956	\$19,475	\$41,001	\$60,475	\$48,351
Ending Fund Balance	\$44	(\$122)	\$122	\$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:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon the five paid supervisors attending the estimated 12 monthly meetings at \$200 per attendance.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

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.

Attorney Fees

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.

Audit Fees

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Management Fees

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

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Celebration Pointe
Community Development District
GENERAL FUND BUDGET

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.

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.

Office Supplies

Miscellaneous office supplies.

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.

Website Compliance

Per Section 189.069 F.S, all District 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 as required by the Statute.

Contingency

Any unscheduled repairs and supplies that the District should incur during the fiscal year.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

May 9, 2017

To the Board of Supervisors
Celebration Pointe Community Development District
St. Lucie County, Florida

This letter is intended to communicate certain matters related to the planned scope and timing of our audit of Celebration Pointe Community Development District's (the "District") financial statements as of and for the year ending September 30, 2016.

Communication

Effective two-way communication between our firm and the Board of Supervisors is important to understanding matters related to the audit and developing a constructive working relationship.

Your insights may assist us in understanding the District and its environment, identifying appropriate sources of audit evidence and providing information about specific transactions or events. We will discuss with you your oversight of the effectiveness of internal control and any areas where you request additional procedures to be undertaken. We expect that you will communicate to us any matters you consider relevant to the audit in a timely manner. Such matters might include strategic decisions that may significantly affect the nature, timing and extent of audit procedures, your suspicion or detection of fraud, or any concerns you may have about the integrity or competence of senior management.

We will communicate to you, in timely manner, any fraud involving senior management and other fraud that causes a material misstatement of the financial statements, instances of noncompliance with laws and regulations that come to our attention (unless they are clearly inconsequential), and disagreements with management and other serious difficulties encountered in performing the audit. We also will communicate to you and to management any significant deficiencies or material weaknesses in internal control that become known to us during the course of the audit. Other matters arising from the audit that are, in our professional judgment, significant and relevant to you in your oversight of the financial reporting process will be communicated to you in writing after the audit.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA



Board of Supervisors
Celebration Pointe Community Development District
May 9, 2017
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Independence

Our independence policies and procedures are designed to provide reasonable assurance that our firm and its personnel comply with applicable professional independence standards. Our policies address financial interests, business and family relationships, and non-audit services that may be thought to bear on independence. Also, if an immediate family member or close relative of a partner or professional employee is employed by a client in a key position, the incident must be reported and resolved in accordance with firm policy. In addition, our policies restrict certain non-audit services that may be provided by Berger, Toombs, Elam, Gaines, and Frank and require audit clients to accept certain responsibilities in connection with the provision of permitted non-attest services.

The Audit Planning Process

Our audit approach places a strong emphasis on obtaining an understanding of how your organization functions. This enables us to identify key audit components and tailor our procedures to the unique aspects of your operations. The development of a specific audit plan will begin by meeting with you and with management to obtain an understanding of your organization's objectives, strategies, risks and performance.

As part of obtaining an understanding of your organization and its environment, we will obtain an understanding of internal control. We will use this understanding to identify risks of material misstatement, which will provide us with a basis for designing and implementing responses to the assessed risks of material misstatement. We will also obtain an understanding of the users of the financial statements in order to establish an overall materiality level for audit purposes. We will conduct formal discussions among engagement team members to consider how and where your financial statements might be susceptible to material misstatement due to fraud or error.

The Concept of Materiality in Planning and Executing the Audit

We apply the concept of materiality in both planning and performing the audit; evaluating the effect of identified misstatements on the audit and the effect of uncorrected misstatements, if any, on the financial statements; and forming the opinion in our report on the financial statements, and determining or reporting in accordance with *Government Auditing Standards* and other compliance reporting requirements. Our determination of materiality is a matter of professional judgment and is affected by our perception of the financial information needs of users of the financial statements. We establish performance materiality at an amount less than materiality for the financial statements as a whole to allow for the risk of misstatements that may not be detected by the audit. We use performance materiality for purposes of assessing the risks of material misstatement and determining the nature, timing and extent of further audit procedures.



Board of Supervisors
Celebration Pointe Community Development District
May 9, 2017
Page 3

The Concept of Materiality in Planning and Executing the Audit (Continued)

Our assessment of materiality throughout the audit will be based on both quantitative and qualitative considerations. Because of the interaction of quantitative and qualitative considerations, misstatements of a relatively small amount could have a material effect on the current financial statements as well as financial statements of future periods. We will accumulate misstatements identified during the audit, other than those that are clearly trivial. At the end of the audit, we will inform you of all individual uncorrected misstatements aggregated by us in connection with our evaluation of our audit test results.

Our Approach to Internal Control Relevant to the Audit

Our audit of the financial statements will include obtaining an understanding of internal control sufficient to plan the audit and determine the nature, timing and extent of audit procedures to be performed. An audit is not designed to provide assurance on internal control or identify significant deficiencies or material weaknesses. Our review and understanding of the District's internal control is not undertaken for the purpose of expressing an opinion on the effectiveness of internal control.

We will issue a report on internal control related to the financial statements. This report describes the scope of testing of internal control and the results of our tests of internal control. Our report on internal control will include any significant deficiencies and material weaknesses in internal controls of which we become aware of as a result of our understanding and testing of internal controls consistent with the requirements of *Government Auditing Standards* issued by the Comptroller General of the United States.

Timing of the Audit

We have scheduled preliminary audit field work for May 2017. Management's adherence to its closing schedule and timely completion of information used by us in performance of the audit is essential to timely completion of the audit.

Closing

We will be pleased to respond to any questions you have about the foregoing. We appreciate the opportunity to continue to be of service to the District.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PA

Board of Supervisors
Celebration Pointe Community Development District
May 9, 2017
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This communication is intended solely for the information and use of the Board of Supervisors and is not intended to be, and should not be, used by anyone other than this specified party.

*Berger, Toombs, Elam,
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
J.W. GAINES, CPA



Gertrude Walker
Supervisor of Elections
St. Lucie County

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

April 17, 2017

Jennifer McConnell
5385 N. Nob Hill Road
Sunrise, FL 33351

Dear Jennifer McConnell:

This letter is in response to your request for the number of registered voters in the Community Development Districts listed below as of April 15, 2017. Based on the information provided in your letter of request, our office staff has researched the mapping system and voter record files and found the following:

<u>NAME</u>	<u>VOTERS</u>
Celebration Pointe	0
Copper Creek	0
Creekside	3
Portofino Isles	1149
Portofino landings	149
Portofino Shores	746
Reserve	1042
Reserve 2	714
River Place on the St. Lucie	501
Verano #1	636
Verano #2	0
Verano #3	0
Verano #4	0
Verano #5	0
Verano Center	0
Villa Vizcaya	0
Waterstone	9

Please contact my office if you require any further information.

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 2018** 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 10, 2017
November 14, 2017
December 12, 2017
January 09, 2018
February 13, 2018
March 13, 2018
April 10, 2018
May 08, 2018
June 12, 2018
July 10, 2018
August 14, 2018
September 11, 2018

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."

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

Coordinator: [Rich Hans](#)

Narrow results to a particular suborg:

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

Governmental Management Services
 5385 N. Nob Hill Rd
 Sunrise, FL, 33351
 (954) 721-8681
rhans@gmsf.com

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
251400	2016	Bravo , Denisez	• Celebration Pointe Community Development District-Board of Supervisors	Form 1 with Seminole County SOE	Form Receipt Not Recorded	View Filing History
234260	2016	Hagedorn , Donna	• Celebration Pointe Community Development District-Board of Supervisors	Form 1 with Seminole County SOE	Form Receipt Not Recorded	View Filing History
222423	2016	Oldsen, Cynthia K	• Celebration Pointe Community Development District-Board of Supervisors	Form 1 with Orange County SOE	Form Receipt Not Recorded	View Filing History
222279	2016	Roberts, Daniel	• Celebration Pointe Community Development District-Board of Supervisors	Form 1 with Orange County SOE	Form Receipt Not Recorded	View Filing History

[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 #83
April 21, 2017

PAYEE	GENERAL FUND
1 Supervisor Fees	
Daniel Roberts	\$ 215.30
Denisez Bravo	\$ 215.30
Cynthia K. Oldsen	\$ 215.30
Donna Hagedorn	\$ 215.30
2 Garganese, Weiss & D'Agresta, PA	
Inv# 71608 - Communication regarding public records	\$ 45.00
3 Governmental Management Services - SF	
Inv# 149 - Management Fees & Expenses (April 2017)	\$ 1,708.64
TOTAL	\$ 2,614.84

Please make check payable to:

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

Celebration Pointe
Community Development District
Combined Balance Sheet
April 30, 2017

	General
<u>ASSETS:</u>	
Cash:	
Operating Account	\$3,557
Due from Developer	\$7,742
<u>TOTAL ASSETS</u>	\$11,299
<u>LIABILITIES:</u>	
Accounts Payable	\$6,880
FICA Payable	\$123
Net Payroll Payable	\$739
<u>FUND BALANCES:</u>	
FUND EQUITY	
UNASSIGNED	\$3,556
<u>TOTAL LIABILITIES & FUND EQUITY</u> <u>& OTHER CREDITS</u>	\$11,299

** 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, and Changes in Fund Balance
For The Period Ending April 30, 2017

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET Thru 04/30/17</u>	<u>ACTUAL Thru 04/30/17</u>	<u>VARIANCE</u>
<u>Revenues</u>				
Developer Contributions - General	\$80,000	\$19,352	\$19,352	\$0
Total Revenue	<u>\$80,000</u>	<u>\$19,352</u>	<u>\$19,352</u>	<u>\$0</u>
<u>Expenditures</u>				
Administrative				
Supervisors Fees	\$4,000	\$2,333	\$800	\$1,533
FICA Taxes	\$350	\$204	\$61	\$143
Engineering	\$3,000	\$1,750	\$0	\$1,750
Attorney	\$15,475	\$9,027	\$113	\$8,915
Annual Audit	\$3,625	\$0	\$0	\$0
Management Fees	\$20,000	\$11,667	\$11,667	\$0
Telephone	\$100	\$58	\$0	\$58
Postage	\$100	\$58	\$7	\$51
Printing & Binding	\$125	\$73	\$15	\$58
Insurance	\$6,250	\$6,250	\$5,778	\$472
Legal Advertising	\$1,000	\$583	\$363	\$221
Other Current Charges	\$250	\$146	\$182	(\$36)
Website Admin	\$500	\$292	\$292	\$0
Office Supplies	\$50	\$29	\$0	\$29
Dues, Licenses	\$175	\$175	\$175	\$0
Total Admin	<u>\$55,000</u>	<u>\$32,647</u>	<u>\$19,451</u>	<u>\$13,196</u>
Field				
Contingencies	\$25,000	\$14,583	\$24	\$14,559
Total Field	<u>\$25,000</u>	<u>\$14,583</u>	<u>\$24</u>	<u>\$14,559</u>
Total Expenditures	<u>\$80,000</u>	<u>\$47,230</u>	<u>\$19,475</u>	<u>\$27,755</u>
Excess Revenues/Expenditures	<u>\$0</u>		<u>(\$122)</u>	
Fund Balance - Beginning			<u>\$3,679</u>	
Fund Balance - Ending			<u>\$3,556</u>	

Celebration Pointe
Community Development District
Combined Balance Sheet
April 30, 2017

	<u>General</u>
<u>ASSETS:</u>	
Cash:	
Operating Account	\$3,557
Due from Developer	\$7,742
<u>TOTAL ASSETS</u>	<u>\$11,299</u>
<u>LIABILITIES:</u>	
Accounts Payable	\$6,880
FICA Payable	\$123
Net Payroll Payable	\$739
<u>FUND BALANCES:</u>	
FUND EQUITY	
UNASSIGNED	\$3,556
<u>TOTAL LIABILITIES & FUND EQUITY</u> <u>& OTHER CREDITS</u>	<u>\$11,299</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, and Changes in Fund Balance
For The Period Ending April 30, 2017

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET Thru 04/30/17</u>	<u>ACTUAL Thru 04/30/17</u>	<u>VARIANCE</u>
<u>Revenues</u>				
Developer Contributions - General	\$80,000	\$19,352	\$19,352	\$0
Total Revenue	<u>\$80,000</u>	<u>\$19,352</u>	<u>\$19,352</u>	<u>\$0</u>
<u>Expenditures</u>				
<i>Administrative</i>				
Supervisors Fees	\$4,000	\$2,333	\$800	\$1,533
FICA Taxes	\$350	\$204	\$61	\$143
Engineering	\$3,000	\$1,750	\$0	\$1,750
Attorney	\$15,475	\$9,027	\$113	\$8,915
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Total Admin	<u>\$55,000</u>	<u>\$32,647</u>	<u>\$19,451</u>	<u>\$13,196</u>
<i>Field</i>				
Contingencies	\$25,000	\$14,583	\$24	\$14,559
Total Field	<u>\$25,000</u>	<u>\$14,583</u>	<u>\$24</u>	<u>\$14,559</u>
Total Expenditures	<u>\$80,000</u>	<u>\$47,230</u>	<u>\$19,475</u>	<u>\$27,755</u>
<u>Excess Revenues/Expenditures</u>	<u>\$0</u>		<u>(\$122)</u>	
<u>Fund Balance - Beginning</u>			<u>\$3,679</u>	
<u>Fund Balance - Ending</u>			<u>\$3,556</u>	