

# **EVERGREEN**

## **COMMUNITY DEVELOPMENT DISTRICT**

**May 1, 2020**

**BOARD OF SUPERVISORS**

**TELEPHONIC PUBLIC**

**MEETING AGENDA**

**Evergreen Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 334313**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

April 24, 2020

Board of Supervisors  
Evergreen Community Development District

Dear Board Members:

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

**TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**CONFERENCE ID: 8518503**

The Board of Supervisors of the Evergreen Community Development District will hold a Telephonic Public Meeting on May 1, 2020 at 10:00 a.m., at **1-888-354-0094, Conference ID 8518503**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2020-09, Approving Proposed Budgets for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Matters Pertaining to District Construction Contract with Oak City South, LLC
5. Discussion: Exhibit of Listed Improvements and Sketch for Evergreen of Manatee County Community Association, Inc., Facility Management, Operation, and Maintenance Services Agreement
6. Acceptance of Unaudited Financial Statements as of March 31, 2020
7. Approval of March 6, 2020 Public Hearing and Regular Meeting Minutes
8. Staff Reports
  - A. District Counsel: *Hopping Green & Sams, PA*
  - B. District Engineer: *ZNS Engineering, L.C.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Q Registered Voters as of April 15, 2020
    - II. NEXT MEETING: June 5, 2020 at 10:00 a.m.

• QUORUM CHECK

Ryan Zook	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
John Snyder	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Hal Lutz	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Anne Mize	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Greg Mundell	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE

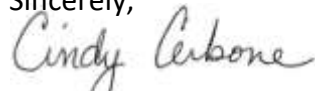
9. Board Members' Comments/Requests
10. Public Comments
11. Adjournment

“Further, please be advised that the Florida Governor’s Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus.

“That said, the District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can dial in at **1-888-354-0094, Conference ID: 8518503**. Additionally, participants are encouraged to submit questions and comments to the District’s manager at [cerbonec@whhassociates.com](mailto:cerbonec@whhassociates.com).”

Should you have any questions or concerns, please do not hesitate to contact me directly at 561-346-5294.

Sincerely,



Cindy Cerbone  
 District Manager

# **EVERGREEN**

**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**RESOLUTION 2020-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Evergreen Community Development District ("**District**") prior to June 15, 2020, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: \_\_\_\_\_, 2020

HOUR: \_\_\_\_\_

The hearing may be conducted remotely, pursuant to \_\_\_\_\_ media technology and/or by telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION:                   ZNS Engineering  
                                  201 5<sup>th</sup> Avenue, Dr. E.  
                                  Bradenton, Florida 34208

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 1<sup>st</sup> DAY OF MAY, 2020.**

ATTEST:

**EVERGREEN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A: Fiscal Year 2020/2021 Proposed Budget**

**EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2021  
PREPARED APRIL 22, 2020**



**EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT  
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**EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Amended Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ -				\$ 97,253
Allowable discounts (4%)	-				(3,890)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	93,363
Assessment levy: off-roll	98,030	73,523	24,507	98,030	-
Landowner contribution	-	4,932	-	4,932	-
Total revenues	<u>98,030</u>	<u>78,455</u>	<u>24,507</u>	<u>102,962</u>	<u>93,363</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,000	2,153	-	2,153	-
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	20,000	4,872	15,128	20,000	20,000
Engineering	1,500	-	1,500	1,500	1,500
Audit	5,500	-	4,800	4,800	4,900
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	5,500	-	4,500	4,500	4,500
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	208	1,292	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	141	359	500	500
Website					
Hosting	705	705	-	705	705
ADA compliance	200	-	200	200	210
Property appraiser & tax collector	-	-	-	-	2,918
Total professional & administrative	<u>98,030</u>	<u>38,104</u>	<u>53,879</u>	<u>91,983</u>	<u>93,358</u>
Total expenditures	<u>98,030</u>	<u>38,104</u>	<u>53,879</u>	<u>91,983</u>	<u>93,358</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	40,351	(29,372)	10,979	5
Fund balance - beginning (unaudited)	-	(4,910)	35,441	(4,910)	6,069
Fund balance - ending					
Committed:					
Working capital	-	-	-	-	6,000
Unassigned	-	35,441	6,069	6,069	74
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ 35,441</u>	<u>\$ 6,069</u>	<u>\$ 6,069</u>	<u>\$ 6,074</u>

**EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	20,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	1,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,900
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee	4,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting	705
ADA compliance	210
Property appraiser & tax collector	2,918
Total expenditures	<u><u>\$ 93,358</u></u>

**EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual Through 3/31/2020	Projected Through 9/30/2020		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ -				\$ 619,738
Allowable discounts (4%)	-				(24,790)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	594,948
Assessment levy: off-roll	577,100	216,219	360,881	577,100	-
Interest	-	4,430	-	4,430	-
Total revenues	<u>577,100</u>	<u>220,649</u>	<u>360,881</u>	<u>581,530</u>	<u>594,948</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	140,000
Interest	422,828	206,609	216,219	422,828	429,550
Property appraiser	-	-	-	-	9,296
Tax collector	-	-	-	-	9,296
Total expenditures	<u>422,828</u>	<u>206,609</u>	<u>216,219</u>	<u>422,828</u>	<u>588,142</u>
Excess/(deficiency) of revenues over/(under) expenditures	154,272	14,040	144,662	158,702	6,806
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(3,870)	-	(3,870)	-
Total other financing sources/(uses)	<u>-</u>	<u>(3,870)</u>	<u>-</u>	<u>(3,870)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	154,272	10,170	144,662	154,832	6,806
Beginning fund balance (unaudited)	784,654	784,963	795,133	784,963	939,795
Ending fund balance (projected)	<u>\$938,926</u>	<u>\$795,133</u>	<u>\$ 939,795</u>	<u>\$ 939,795</u>	<u>946,601</u>
Use of fund balance:					
Debt service reserve account balance (required)					(577,100)
Principal expense - November 1, 2021					(150,000)
Interest expense - November 1, 2021					(213,331)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 6,170</u>

**EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/20	140,000.00	4.125%	216,218.75	356,218.75	8,675,000.00
05/01/21			213,331.25	213,331.25	8,675,000.00
11/01/21	150,000.00	4.125%	213,331.25	363,331.25	8,525,000.00
05/01/22			210,237.50	210,237.50	8,525,000.00
11/01/22	155,000.00	4.125%	210,237.50	365,237.50	8,370,000.00
05/01/23			207,040.63	207,040.63	8,370,000.00
11/01/23	160,000.00	4.125%	207,040.63	367,040.63	8,210,000.00
05/01/24			203,740.63	203,740.63	8,210,000.00
11/01/24	165,000.00	4.125%	203,740.63	368,740.63	8,045,000.00
05/01/25			200,337.50	200,337.50	8,045,000.00
11/01/25	175,000.00	4.250%	200,337.50	375,337.50	7,870,000.00
05/01/26			196,618.75	196,618.75	7,870,000.00
11/01/26	180,000.00	4.250%	196,618.75	376,618.75	7,690,000.00
05/01/27			192,793.75	192,793.75	7,690,000.00
11/01/27	190,000.00	4.250%	192,793.75	382,793.75	7,500,000.00
05/01/28			188,756.25	188,756.25	7,500,000.00
11/01/28	195,000.00	4.250%	188,756.25	383,756.25	7,305,000.00
05/01/29			184,612.50	184,612.50	7,305,000.00
11/01/29	205,000.00	4.250%	184,612.50	389,612.50	7,100,000.00
05/01/30			180,256.25	180,256.25	7,100,000.00
11/01/30	215,000.00	5.000%	180,256.25	395,256.25	6,885,000.00
05/01/31			174,881.25	174,881.25	6,885,000.00
11/01/31	225,000.00	5.000%	174,881.25	399,881.25	6,660,000.00
05/01/32			169,256.25	169,256.25	6,660,000.00
11/01/32	235,000.00	5.000%	169,256.25	404,256.25	6,425,000.00
05/01/33			163,381.25	163,381.25	6,425,000.00
11/01/33	250,000.00	5.000%	163,381.25	413,381.25	6,175,000.00
05/01/34			157,131.25	157,131.25	6,175,000.00
11/01/34	260,000.00	5.000%	157,131.25	417,131.25	5,915,000.00
05/01/35			150,631.25	150,631.25	5,915,000.00
11/01/35	275,000.00	5.000%	150,631.25	425,631.25	5,640,000.00
05/01/36			143,756.25	143,756.25	5,640,000.00
11/01/36	285,000.00	5.000%	143,756.25	428,756.25	5,355,000.00
05/01/37			136,631.25	136,631.25	5,355,000.00
11/01/37	300,000.00	5.000%	136,631.25	436,631.25	5,055,000.00
05/01/38			129,131.25	129,131.25	5,055,000.00
11/01/38	315,000.00	5.000%	129,131.25	444,131.25	4,740,000.00
05/01/39			121,256.25	121,256.25	4,740,000.00
11/01/39	330,000.00	5.000%	121,256.25	451,256.25	4,410,000.00
05/01/40			113,006.25	113,006.25	4,410,000.00
11/01/40	350,000.00	5.125%	113,006.25	463,006.25	4,060,000.00
05/01/41			104,037.50	104,037.50	4,060,000.00
11/01/41	365,000.00	5.125%	104,037.50	469,037.50	3,695,000.00
05/01/42			94,684.38	94,684.38	3,695,000.00
11/01/42	385,000.00	5.125%	94,684.38	479,684.38	3,310,000.00
05/01/43			84,818.75	84,818.75	3,310,000.00

**EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/43	405,000.00	5.125%	84,818.75	489,818.75	2,905,000.00
05/01/44			74,440.63	74,440.63	2,905,000.00
11/01/44	425,000.00	5.125%	74,440.63	499,440.63	2,480,000.00
05/01/45			63,550.00	63,550.00	2,480,000.00
11/01/45	450,000.00	5.125%	63,550.00	513,550.00	2,030,000.00
05/01/46			52,018.75	52,018.75	2,030,000.00
11/01/46	470,000.00	5.125%	52,018.75	522,018.75	1,560,000.00
05/01/47			39,975.00	39,975.00	1,560,000.00
11/01/47	495,000.00	5.125%	39,975.00	534,975.00	1,065,000.00
05/01/48			27,290.63	27,290.63	1,065,000.00
11/01/48	520,000.00	5.125%	27,290.63	547,290.63	545,000.00
05/01/49			13,965.63	13,965.63	545,000.00
11/01/49	545,000.00	5.125%	13,965.63	558,965.63	-
Total	8,815,000.00		8,199,356.31	17,014,356.31	

**EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2021 ASSESSMENTS**

On-Roll Assessments					
	Units	FY 2021 O&M Assessment per Unit	FY 2021 DS Assessment per Unit	FY 2021 Total Assessment per Unit	FY 2020 Total Assessment per Unit
SF 40 x 115	34	\$ 233.22	\$ 1,371.86	\$ 1,605.08	-
SF 40 x 120	244	233.22	1,371.86	1,605.08	-
SF 50 x 115	36	233.22	1,714.83	1,948.05	-
SF 50 x 120	103	233.22	1,714.83	1,948.05	-
Total	417				

# **EVERGREEN**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**





# **EVERGREEN**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2020**

**EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2020**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 42,673	\$ -	\$ -	\$ 42,673
Investments				
Reserve	-	577,100	-	577,100
Capitalized interest	-	1,814	-	1,814
Construction	-	-	1,779,660	1,779,660
Undeposited funds	-	216,219	-	216,219
Total assets	<u>\$ 42,673</u>	<u>\$ 795,133</u>	<u>\$ 1,779,660</u>	<u>\$ 2,617,466</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Due to Landowner	\$ 1,732	\$ -	\$ 2,195	\$ 3,927
Landowner advance	5,500	-	-	5,500
Total liabilities	<u>7,232</u>	<u>-</u>	<u>2,195</u>	<u>9,427</u>
Fund balances:				
Restricted for				
Debt service	-	795,133	-	795,133
Capital projects	-	-	1,777,465	1,777,465
Unassigned	35,441	-	-	35,441
Total fund balances	<u>35,441</u>	<u>795,133</u>	<u>1,777,465</u>	<u>2,608,039</u>
Total liabilities and fund balances	<u>\$ 42,673</u>	<u>\$ 795,133</u>	<u>\$ 1,779,660</u>	<u>\$ 2,617,466</u>

**EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 73,523	\$ 98,030	75%
Landowner contribution	-	4,932	-	N/A
Total revenues	<u>-</u>	<u>78,455</u>	<u>98,030</u>	80%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	2,153	6,000	36%
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	-	4,872	20,000	24%
Engineering	-	-	1,500	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	-	5,500	0%
Telephone	16	100	200	50%
Postage	-	-	500	0%
Printing & binding	42	250	500	50%
Legal advertising	-	208	1,500	14%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	22	141	500	28%
Website				
Hosting	705	705	705	100%
ADA compliance	-	-	200	0%
Total professional & administrative	<u>4,868</u>	<u>38,104</u>	<u>98,030</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	(4,868)	40,351	-	
Fund balances - beginning	40,309	(4,910)	-	
Fund balances - ending	<u>\$ 35,441</u>	<u>\$ 35,441</u>	<u>\$ -</u>	

**EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019  
FOR THE PERIOD ENDED MARCH 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: off-roll	\$ 216,219	\$ 216,219	\$ 577,100	37%
Interest	546	4,430	-	N/A
Total revenues	<u>216,765</u>	<u>220,649</u>	<u>577,100</u>	38%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	206,609	422,828	49%
Total debt service	<u>-</u>	<u>206,609</u>	<u>422,828</u>	49%
Total expenditures	<u>-</u>	<u>206,609</u>	<u>422,828</u>	49%
				N/A
Excess/(deficiency) of revenues over/(under) expenditures	216,765	14,040	154,272	9%
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	<u>(545)</u>	<u>(3,870)</u>	-	N/A
Total other financing sources	<u>(545)</u>	<u>(3,870)</u>	<u>-</u>	N/A
Net change in fund balances	216,220	10,170	154,272	
Fund balances - beginning	<u>578,913</u>	<u>784,963</u>	<u>784,654</u>	
Fund balances - ending	<u><u>\$ 795,133</u></u>	<u><u>\$ 795,133</u></u>	<u><u>\$ 938,926</u></u>	

**EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019  
FOR THE PERIOD ENDED MARCH 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 1,723	\$ 12,334
Total revenues	<u>1,723</u>	<u>12,334</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>47,292</u>	<u>47,292</u>
Total expenditures	<u>47,292</u>	<u>47,292</u>
Excess/(deficiency) of revenues over/(under) expenditures	(45,569)	(34,958)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	<u>545</u>	<u>3,870</u>
Total other financing sources/(uses)	<u>545</u>	<u>3,870</u>
Net change in fund balances	(45,024)	(31,088)
Fund balances - beginning	<u>1,822,489</u>	<u>1,808,553</u>
Fund balances - ending	<u><u>\$ 1,777,465</u></u>	<u><u>\$ 1,777,465</u></u>

# **EVERGREEN**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**



**DRAFT**  
**MINUTES OF MEETING**  
**EVERGREEN**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Evergreen Community Development District held a Public Hearing and Regular Meeting on March 6, 2020, at 10:00 a.m., at the office of ZNS Engineering, 201 5<sup>th</sup> Ave., Dr. E, Bradenton, Florida 34208.

**Present at the meeting were:**

Ryan Zook	Chair
Anne Mize (via telephone)	Assistant Secretary
Hal Lutz	Assistant Secretary
Greg Mundell	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Daniel Rom	Wrathell Hunt and Associates LLC
Tucker Mackie (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:29 a.m. Supervisors Zook, Lutz and Mundell were present, in person. Supervisor Mize was attending via telephone. Supervisor Snyder was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

▪ **Water Use Permit**

**This item was an addition to the agenda**

Ms. Cerbone stated, at the Willow Hammock (WHCDD) Board meeting, an issue was raised regarding Evergreen CDD's water use permit and work by Progressive Water Resources (PWR) related to getting permits in place. The information would be provided to District Staff and the Developer for review. The Board would authorize the Board Chair to execute any applicable documents following reviews by District Staff and the Developer.

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**On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, subject to appropriate District Staff review, authorizing the Chair to execute documents related to the water use permit and to ratify at a subsequent meeting, was approved.**

**THIRD ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments and Objections to the Adoption of the Amended and Restated Rules of Procedure, Pursuant to Sections 190.11(5), 190.011(15) and 190.035, Florida Statutes**

Ms. Cerbone stated Ms. Mackie presented the Amended and Restated Rules of Procedure during the WHCDD Board meeting, in the presence of the same Board Members and District Staff.

**A. Affidavits of Publication**

- **Notice of Rule Development**
- **Notice of Rulemaking**

The affidavits of publication were included for informational purposes.

**B. Consideration of Resolution 2020-07, Adopting Amended and Restated Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2020-07 and read the title.

**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, Resolution 2020-07, Adopting Amended and Restated Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-08, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Ms. Cerbone presented Resolution 2020-08. She stated that, at the WHCDD meeting, with the same Board Members and District Staff, she gave an overview of the Internal Controls Policy.

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**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, Resolution 2020-08, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Ratification of ZNS Engineering, L.C., Work Authorization No. 2**

Ms. Cerbone presented Work Authorization No.2 in a not-to-exceed amount of \$30,000.

**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, ZNS Engineering, L.C., Work Authorization No. 2, in a not-to-exceed amount of \$30,000, was ratified.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Evergreen of Manatee County Community Association, Inc., Facility Management, Operation and Maintenance Services Agreement**

Ms. Cerbone stated District Management previously recommended that the CDD enter into a maintenance agreement whereby the Association would maintain the assets/improvements of the District. She requested approval of the Maintenance Services Agreement, pending Management’s retrieval of exhibits/sketches listing the improvements from the District Engineer. Ms. Cerbone would contact Ms. Mize regarding the sketches.

**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the Evergreen of Manatee County Community Association, Inc., Facility Management, Operation and Maintenance Services Agreement, pending Management’s retrieval of exhibits/sketches of improvements, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Manatee County Property Appraiser Nondisclosure Agreement for Information Exempt from Public Disclosure Under Chapter 119, Florida Statutes**

Ms. Mackie stated the following regarding the Manatee County Property Appraiser Nondisclosure Agreement for Information Exempt from Public Disclosure Under Chapter 119, Florida Statutes:

116 ➤ The Agreement was the result of heightened restrictions and liability when there is a  
117 resulting disclosure of information that is otherwise exempt and confidential, which is kept by  
118 the Property Appraiser, such as the names and addresses of first responders.

119 ➤ The Property Appraiser requested execution of the agreement today, confirming the  
120 District’s continuing obligation to keep certain information confidential and exempt.

121 ➤ Oftentimes, the information is already removed from the tax rolls and is reflected with  
122 just a parcel ID, with exempt written in the owner information section and the corresponding  
123 allocations.

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**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the Manatee County Property Appraiser Nondisclosure Agreement for Information Exempt from Public Disclosure Under Chapter 119, Florida Statutes, was approved.**

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**EIGHTH ORDER OF BUSINESS**

**Consideration of Manatee County Property Tax Collector Uniform Collection Agreement for District Assessments**

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135 Ms. Cerbone presented the Manatee County Property Tax Collector Uniform Collection  
136 Agreement for District Assessments. This Agreement enables the CDD to utilize the services of  
137 the Tax Collector and Property Appraiser to place the assessments on the tax roll.

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**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the Manatee County Property Tax Collector Uniform Collection Agreement for District Assessments, was approved.**

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**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2020**

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147 Ms. Cerbone presented the Unaudited Financial Statements as of January 31, 2020.

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**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the Unaudited Financial Statements as of January 31, 2020, were accepted.**

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153 TENTH ORDER OF BUSINESS

Approval of December 6, 2019 Regular Meeting Minutes

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Ms. Cerbone presented the December 6, 2019 Regular Meeting Minutes.

158 **On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the**  
159 **December 6, 2019 Regular Meeting Minutes, as presented, were approved.**

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ELEVENTH ORDER OF BUSINESS

Staff Reports

164 **A. District Counsel: *Hopping Green & Sams, P.A.***

165 There being nothing to report, the next item followed.

166 **B. District Engineer: *ZNS Engineering, L.C.***

167 There being nothing to report, the next item followed.

168 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

169 • **NEXT MEETING: April 3, 2020 at 10:00 a.m.**

170 ○ **QUORUM CHECK**

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172 TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

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174 There being no Board Members' comments or requests, the next item followed.

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176 THIRTEENTH ORDER OF BUSINESS

Public Comments

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178 There being no public comments, the next item followed.

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180 FOURTEENTH ORDER OF BUSINESS

Adjournment

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182 Mr. Lutz stated within ten days of the April meeting the Board and Staff would consider  
183 whether to convene. Ms. Cerbone would coordinate with Ms. Mize on a previously discussed  
184 budget item.

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186 **On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the**  
187 **meeting adjourned at 10:39 a.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**EVERGREEN**

**COMMUNITY DEVELOPMENT DISTRICT**

**8CI**

# MICHAEL BENNETT • SUPERVISOR OF ELECTIONS • MANATEE COUNTY

600 301 Boulevard West, Suite 108, Bradenton, Florida 34205-7946  
P O Box 1000, Bradenton, Florida 34206-1000



Phone: 941-741-3823 • Fax: 941-741-3820 • [VoteManatee.com](http://VoteManatee.com) • [Info@VoteManatee.com](mailto:Info@VoteManatee.com)

April 20, 2020

Evergreen Community Development District  
Wrathell, Hunt and Associates, LLC  
Attn: Daphne Gillyard  
2300 Glades Rd., Suite 410W  
Boca Raton FL 33431

Dear Ms. Gillyard:

We are in receipt of your request for the number of registered voters in the Evergreen Community Development District of April 15, 2020. According to our records, there were 0 persons registered in the Evergreen Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Michael Bennett  
Supervisor of Elections

MB/sas



**EVERGREEN**

**COMMUNITY DEVELOPMENT DISTRICT**

**8C11**

**EVERGREEN COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE**

**LOCATION**

*offices of ZNS Engineering, 201 5<sup>th</sup> Ave. Dr. E., Bradenton, Florida 34208*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 4, 2019</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>November 1, 2019</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>December 6, 2019</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>January 3, 2020 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>February 7, 2020 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 6, 2020</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>April 3, 2020 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>May 1, 2020</b>	<b>Telephonic Public Meeting</b>	<b>10:00 AM</b>
<b>June 5, 2020</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>July 10, 2020*</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>August 7, 2020</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>10:00 AM</b>
<b>September 4, 2020</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>

***Exception***

*\* July meeting date is one week later to accommodate Independence Day Holiday*