

*Weiberg Road
Community Development District*

Meeting Agenda

May 22, 2024

AGENDA

Weiberg Road

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 15, 2024

Board of Supervisors Meeting Weiberg Road Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Weiberg Road Community Development District** will be held on **Wednesday, May 22, 2024, at 10:30 AM** at **346 E. Central Ave., Winter Haven, FL 33880**.

Zoom Video Link: <https://us06web.zoom.us/j/85339779683>

Call-In Information: 1-646-876-9923

Meeting ID: 853 3977 9683

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the April 24, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-06 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 24, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
5. Consideration of Resolution 2024-07 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024)
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

**MINUTES OF MEETING
WEIBERG ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Weiberg Road Community Development District was held Wednesday **April 24, 2024** at 10:30 a.m. at 346 E. Central Ave., Winter Haven, FL 33880.

Present and constituting a quorum:

Rennie Heath
Lauren Schwenk
Bobbie Henley

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk
Rey Malave *by Zoom*

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 28,
2024 Board of Supervisors Meeting and
March 5, 2024 Continued Board of
Supervisors Meeting**

Ms. Burns presented the minutes from the February 28, 2024 Board of Supervisors meeting and the March 5, 2024 continued meeting and asked for any questions, comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Minutes of the February 28, 2024 Board of Supervisors
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Meeting and March 5, 2024 Continued Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment

Ms. Burns noted that the public hearing had been advertised in the paper and a mail notice was sent to all property owners within the boundary amendment area and asked for a motion to open the public hearing.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that there were no members of the public present and asked for a motion to close the public hearing.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, Closing the Public Hearing, was approved.

i. Presentation of Amended and Restated Engineer's Report

Mr. Malave presented the amended and restated engineer's report dated February 28, 2024 to the Board which was included in the agenda package. He summarized the report and stated the construction cost totaling \$27,685,867.22 and noted that they believe the costs are sufficient to develop and build out the project and proposed improvements. He offered to answer and Board questions. There being no questions, Ms. Burns asked for a motion of approval.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Amended and Restated Engineer's Report, was approved.

ii. Presentation of Amended and Restated Master Assessment Methodology

Ms. Burns noted that this incorporates the boundary amendment area that was recently added to the District and summarized the tables for the Board and a copy of the methodology was provided in the agenda package. She offered to answer any Board questions. There being no questions, there was a motion of approval.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Amended and Restated Master Assessment Methodology, was approved.

iii. Consideration of Resolution 2024-04 Levying Special Assessments on Boundary Amendment Area

Ms. Burns noted that this would levy assessments per the revised legal description and asked for a motion of approval.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, Resolution 2024-04 Levying Special Assessments on Boundary Amendment Area, was approved.

iv. Consideration of Amended and Restated Master Notice of Special Assessments

Ms. Burns noted that this will be recorded to include boundary amendment area with the corrected legal description.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Amended and Restated Master Notice of Special Assessments, was approved.

B. Public Hearing on the District’s Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments on Boundary Amendment Area

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns noted that there were no members of the public present and asked for a motion to close the public hearing.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2024-05 Expressing the District’s Intent to Utilize the Uniform Method of Collection

Ms. Burns presented the resolution and offered to answer any Board questions. Hearing none there was a motion of approval.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, Resolution 2024-05 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing further to report to the Board and offered to answer any questions. There being none, the next item followed.

B. Engineer

Mr. Malave had nothing further to report and the next item followed.

C. District Manager's Report

i. Approval of the Check Register

Ms. Burns presented the check register that is in the agenda package for review totaling \$24,474.56. She offered to answer any Board questions. There being no questions, there was a motion of approval.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Check Register totaling \$24,424.56, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns presented the financials which were included in the agenda package for the Board's review. No action was required on this item.

iii. Presentation of Number of Registered Voters – 13

Ms. Burns stated that the registered number of voters within the District is recorded as 13 which may be an issue with the legal description but she will look into it because it should be zero.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 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 Weiberg Road Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); 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 WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 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 for the following date, hour and location:

DATE: Wednesday, July 24, 2024

HOUR: 10:30 a.m.

LOCATION: 346 E. Central Ave.
Winter Haven, Florida 33880

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 the Town of Dundee and Polk 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 to ensure that it remains 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 22ND DAY OF MAY 2024.

ATTEST:

**WEIBERG ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Weiberg Road
Community Development District

Adopted Budget
FY2025



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Weiberg Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Developer Contributions	\$ 264,292	\$ 60,000	\$ 32,335	\$ 92,335	\$ 359,492
Boundary Amendment Contributions	\$ -	\$ 27,675	\$ -	\$ 27,675	\$ -
Total Revenues	\$ 264,292	\$ 87,675	\$ 32,335	\$ 120,011	\$ 359,492
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,600	\$ 4,800	\$ 7,400	\$ 12,000
Engineering	\$ 15,000	\$ 9,865	\$ 5,400	\$ 15,265	\$ 15,000
Attorney	\$ 25,000	\$ 6,498	\$ 6,000	\$ 12,498	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 3,600	\$ 3,600	\$ 3,700
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -	\$ 4,042
Management Fees	\$ 37,500	\$ 18,750	\$ 18,750	\$ 37,500	\$ 38,000
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 87	\$ 300	\$ 387	\$ 750
Insurance	\$ 5,500	\$ 5,200	\$ -	\$ 5,200	\$ 6,000
Copies	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 1,000
Legal Advertising	\$ 15,000	\$ 2,175	\$ 4,349	\$ 6,524	\$ 15,000
Boundary Amendment Expenses	\$ -	\$ 27,675	\$ -	\$ 27,675	\$ -
Other Current Charges	\$ 5,000	\$ 234	\$ 234	\$ 467	\$ 4,250
Office Supplies	\$ 625	\$ 8	\$ 60	\$ 68	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 139,292	\$ 74,768	\$ 45,243	\$ 120,011	\$ 138,992
<i>Operations & Maintenance</i>					
Playground Lease	\$ 50,000	\$ -	\$ -	\$ -	\$ 36,500
Security	\$ -	\$ -	\$ -	\$ -	\$ 34,000
Field Contingency	\$ 75,000	\$ -	\$ -	\$ -	\$ 150,000
Total Operations & Maintenance:	\$ 125,000	\$ -	\$ -	\$ -	\$ 220,500
Total Expenditures	\$ 264,292	\$ 74,768	\$ 45,243	\$ 120,011	\$ 359,492
Excess Revenues/(Expenditures)	\$ -	\$ 12,908	\$ (12,908)	\$ -	\$ -

Weiberg Road

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer, Dewberry Engineers, Inc., provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kilinski|Van Wyk, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Weiberg Road

Community Development District

General Fund Narrative

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing agenda materials 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 incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Weiberg Road

Community Development District

General Fund Narrative

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Playground Lease

Represents the estimated cost of leasing playground equipment.

Security

Represents the estimated cost of monthly security services for the District's amenity facilities as well as maintaining security system in place.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year for field related items.

SECTION V

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Weiberg Road Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Town of Dundee, Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday of the month in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Warren K (Rennie) Heath II	11/2026
2	Lauren Schwenk	11/2026
3	Bobbie Henley	11/2024
4	Daniel Arnette	11/2024
5	Chuck Cavaretta	11/2024

This year, Seat 3, currently held by Bobbie Henley, Seat 4, currently held by Daniel Arnette, and Seat 5, currently held by Chuck Cavaretta, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 5th day of November 2024, at **9:25 a.m.**, and located at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **May 22, 2024** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 22ND DAY OF MAY 2024.

**WEIBERG ROAD COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

**_____
CHAIRPERSON / VICE CHAIRPERSON**

**_____
SECRETARY / ASST. SECRETARY**

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Weiberg Road Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 373 acres, more or less, and generally located along Weiberg Road, east and west of Detour Road and south of Lake Hatchineha Road, in the City of Winter Haven, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”). Immediately following the landowners’ meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	Tuesday, November 5, 2024
HOUR:	9:25 a.m.
LOCATION:	Holiday Inn—Winter Haven 200 Cypress Gardens Blvd. Winter Haven, Florida 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 5, 2024**

TIME: **9:25 A.M.**

LOCATION: **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – TUESDAY, NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Weiberg Road Community Development District to be held at **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, on Tuesday, November 5, 2024, at 9:25 a.m.**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes (2023)*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – TUESDAY, NOVEMBER 5, 2024

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Weiberg Road Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

SECTION VI

SECTION C

SECTION 1

Weiberg Road Community Development District

Summary of Check Register

February 17, 2024 to March 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	2/27/24	84	\$ 267.50
	3/5/24	85	\$ 320.93
	3/21/24	86-91	\$ 23,886.13
Total Amount			\$ 24,474.56

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/27/24	00009	2/09/24	2396970-	202401	310-51300	31100	ENGINEERING SVCS-JAN24 DEWBERRY ENGINEERS INC.	*	267.50	267.50	000084
3/05/24	00013	2/29/24	00062668	202402	310-51300	48000	NOTICE OF BOS MEETING GANNETT MEDIA CORP DBA	*	320.93	320.93	000085
3/21/24	00007	2/28/24	BH022820	202402	310-51300	11000	SUPERVISOR FEES-02/28/24	*	200.00		
		3/05/24	BH030520	202403	310-51300	11000	SUPERVISOR FEES-03/05/24 BOBBIE HENLEY	*	200.00	400.00	000086
3/21/24	00012	2/28/24	CC022820	202402	310-51300	11000	SUPERVISOR FEES-02/28/24	*	200.00		
		3/05/24	CC030520	202403	310-51300	11000	SUPERVISOR FEES-03/05/24 CHARLES CAVARETTA	*	200.00	400.00	000087
3/21/24	00008	2/28/24	DA022820	202402	310-51300	11000	SUPERVISOR FEES-02/28/24 DANIEL ARNETTE	*	200.00	200.00	000088
3/21/24	00001	3/01/24	19	202403	310-51300	34000	MANAGEMENT FEES-MAR24	*	3,125.00		
		3/01/24	19	202403	310-51300	35200	WEBSITE MANAGEMENT-MAR24	*	100.00		
		3/01/24	19	202403	310-51300	35100	INFORMATION TECH-MAR24	*	150.00		
		3/01/24	19	202403	310-51300	51000	OFFICE SUPPLIES	*	2.62		
		3/01/24	19	202403	310-51300	42000	POSTAGE	*	2.56		
							GOVERNMENTAL MANAGEMENT SERVICES			3,380.18	000089
3/21/24	00004	1/12/24	8506	202312	310-51300	49100	BOUNDARY AMENDMENT-DEC23	*	5,685.72		
		2/09/24	8742	202401	310-51300	49100	BOUNDARY AMENDMENT	*	11,279.63		
		3/12/24	9020	202402	310-51300	31500	ATTORNEY SVCS-FEB24 KILINSKI / VAN WYK, PLLC	*	2,140.60	19,105.95	000090
3/21/24	00006	2/28/24	LS022820	202402	310-51300	11000	SUPERVISOR FEES-02/28/24	*	200.00		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		3/05/24	LS030520 202403 310-51300-11000 SUPERVISOR FEES-03/05/24	LAUREN SCHWENK	*	200.00	
							400.00 000091
TOTAL FOR BANK A						24,474.56	
TOTAL FOR REGISTER						24,474.56	

SECTION 2

Weiberg Road
Community Development District

Unaudited Financial Reporting
March 31, 2024



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>

Weiberg Road
Community Development District
Combined Balance Sheet
March 31, 2024

		<i>General Fund</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$	16,522
Due from Developer	\$	2,642
Total Assets	\$	19,163
Liabilities:		
Accounts Payable	\$	4,437
Total Liabilities	\$	4,437
Fund Balance:		
Unassigned	\$	14,727
Total Fund Balances	\$	14,727
Total Liabilities & Fund Balance	\$	19,163

Weiberg Road
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Developer Contributions	\$ 264,292	\$ 60,000	\$ 60,000	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 27,675	\$ 27,675
Total Revenues	\$ 264,292	\$ 60,000	\$ 87,675	\$ 27,675
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,600	\$ 3,400
Engineering	\$ 15,000	\$ 7,500	\$ 9,865	\$ (2,365)
Attorney	\$ 25,000	\$ 12,500	\$ 6,498	\$ 6,002
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -
Management Fees	\$ 37,500	\$ 18,750	\$ 18,750	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 87	\$ 413
Insurance	\$ 5,500	\$ 5,500	\$ 5,200	\$ 300
Copies	\$ 1,000	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 15,000	\$ 7,500	\$ 2,175	\$ 5,325
Boundary Amendment Expenses	\$ -	\$ -	\$ 27,675	\$ (27,675)
Other Current Charges	\$ 5,000	\$ 2,500	\$ 234	\$ 2,266
Office Supplies	\$ 625	\$ 313	\$ 8	\$ 304
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 139,292	\$ 63,238	\$ 74,768	\$ (11,531)
<u>Operations & Maintenance</u>				
Playground Lease	\$ 50,000	\$ 25,000	\$ -	\$ 25,000
Field Contingency	\$ 75,000	\$ 37,500	\$ -	\$ 37,500
Total Operations & Maintenance	\$ 125,000	\$ 62,500	\$ -	\$ 62,500
Total Expenditures	\$ 264,292	\$ 125,738	\$ 74,768	\$ 50,969
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 12,907	
Fund Balance - Beginning	\$ -		\$ 1,819	
Fund Balance - Ending	\$ -		\$ 14,727	

Weiberg Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Boundary Amendment Contributions	\$ -	\$ -	\$ 4,749	\$ 3,319	\$ 16,965	\$ 2,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,675
Total Revenues	\$ 20,000	\$ 20,000	\$ 4,749	\$ 3,319	\$ 36,965	\$ 2,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,675
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 600	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
Engineering	\$ 1,123	\$ 610	\$ 6,070	\$ 268	\$ 1,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,865
Attorney	\$ 565	\$ 406	\$ 546	\$ 2,842	\$ 2,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,498
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,750
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Postage & Delivery	\$ 1	\$ 1	\$ 21	\$ 3	\$ 59	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 934	\$ 920	\$ -	\$ 321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,175
Boundary Amendment Expenses	\$ 4,749	\$ 3,319	\$ 5,686	\$ 11,280	\$ 2,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,675
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ 40	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 15,825	\$ 8,686	\$ 16,656	\$ 18,405	\$ 11,176	\$ 4,021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,768
Operations & Maintenance													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 15,825	\$ 8,686	\$ 16,656	\$ 18,405	\$ 11,176	\$ 4,021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,768
Excess (Deficiency) of Revenues over Expenditures	\$ 4,175	\$ 11,314	\$ (11,907)	\$ (15,086)	\$ 25,790	\$ (1,379)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,907