

# **INDIANTOWN**

## **COMMUNITY DEVELOPMENT DISTRICT**

**November 14, 2022**

**BOARD OF SUPERVISORS**

**REGULAR**

**MEETING AGENDA**

**INDIANTOWN  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

**Indiantown Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W • Boca Raton, Florida 33431**  
**Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013**

November 7, 2022

Board of Supervisors  
 Indiantown Community Development District

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

Dear Board Members:

The Board of Supervisors of the Indiantown Community Development District will hold a Regular Meeting on November 14, 2022, at 10:15 a.m., at the offices of Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2023-01, Declaring the District Inactive; Requesting that the Florida Department of Economic Opportunity Declare the District Inactive; Directing District Counsel to Take Appropriate Action to Obtain a Declaration that the District is Inactive and to Dissolve the District in Accord With Florida Law; Providing for Severability; and Providing an Effective Date
4. Acceptance of Unaudited Financial Statements as of September 30, 2022
5. Approval of July 11, 2022 Public Hearing and Regular Meeting Minutes
6. Other Business
7. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Manager: *Wrathell, Hunt & Associates, LLC*

- NEXT MEETING DATE: December 12, 2022 at 1:00 P.M.

- QUORUM CHECK

Seat 1	Kevin Powers	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 5	Josh Kellam	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

8. Audience Comments/Supervisors' Requests
9. Adjournment

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

Sincerely,



Cindy Cerbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 801 901 3513**

**INDIANTOWN  
COMMUNITY DEVELOPMENT DISTRICT**

**3**

## **RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDIANTOWN COMMUNITY DEVELOPMENT DISTRICT DECLARING THE DISTRICT INACTIVE; REQUESTING THAT THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY DECLARE THE DISTRICT INACTIVE; DIRECTING DISTRICT COUNSEL TO TAKE APPROPRIATE ACTION TO OBTAIN A DECLARATION THAT THE DISTRICT IS INACTIVE AND TO DISSOLVE THE DISTRICT IN ACCORD WITH FLORIDA LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Indiantown Community Development District (the “District”) was established by Ordinance No. 789 of the Board of County Commissioners of Martin County, Florida, which was adopted on February 12, 2008, and became effective on February 20, 2008 (the “Ordinance”), pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the District is located wholly within the boundaries of Martin County, Florida (the “County”); and

**WHEREAS**, the District operations are funded solely by Terra Lago, LLC, the current landholder of the majority of all real property within the District (“the Landowner”); and

**WHEREAS**, the District has not taken any actions regarding planned community development services for the lands located within the District and has not levied any special assessments against the assessable real property located within the District for the purposes of funding any planned community development services; and

**WHEREAS**, the District’s Board of Supervisors has determined that, based upon information provided to it by the Landowner, the planned community development services to be provided to the lands within the boundaries of the District may be efficiently and effectively provided by means other than by the District; and

**WHEREAS**, the District, based upon the foregoing, does not anticipate engaging in community development activities for the foreseeable future; and

**WHEREAS**, the District’s Board of Supervisors finds that it is in the best interest of the District and the District’s landowners that the District be declared inactive pursuant to Section 189.062(1), Florida Statutes; and

**WHEREAS**, the termination of the District will not harm or otherwise injure any interests of the landowners of the District, nor harm nor otherwise injure any interests of any other party within or without the District; and

**WHEREAS**, the District's Board of Supervisors finds that it is in the best interest of the District and the District's landowners that the District be dissolved and that the planned community development services be provided by means other than by the District; and

**WHEREAS**, the District's Board of Supervisors desires that the Florida Department of Economic Opportunity declare the District inactive and send a notice of declaration of inactive status to the Board of County Commissioners of the County and direct the County to dissolve the District by repealing the Ordinance or by other appropriate means in accordance with Section 189.062, Florida Statutes.

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

**SECTION 1. INCORPORATION OF WHEREAS CLAUSES.** All of the above representations, findings, and determinations contained within the Whereas Clauses of this Resolution are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2. DECLARATION OF INACTIVITY.** The District's Board of Supervisors hereby unanimously declares that the District is inactive pursuant to Section 189.062(1)(a)6., Florida Statutes.

**SECTION 3. REQUEST FOR ACTION.** The District hereby requests that the Florida Department of Economic Opportunity declare the District inactive and send a notice of declaration of inactive status to the Board of County Commissioners of the County and direct the County to dissolve the District by repealing the Ordinance or by other appropriate means in accordance with Section 189.062, Florida Statutes.

**SECTION 4. DIRECTION TO DISTRICT COUNSEL.** District Counsel is hereby directed to take the appropriate actions to transmit this Resolution to the Florida Department of Economic Opportunity, to publish the appropriate notice, and to take any other steps necessary to effectuate the orderly termination of the District.

**SECTION 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.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the Indiantown Community Development District.

*[signature page to follow]*

**PASSED AND ADOPTED** in public session this 14th day of November, 2022.

ATTEST:

**INDIANTOWN COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair



**INDIANTOWN  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**INDIANTOWN  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2022**

**INDIANTOWN  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	<u>General Fund</u>
<b>ASSETS</b>	
Cash	\$ 2,013
Due from Developer	618
Total assets	<u>\$ 2,631</u>
<b>LIABILITIES</b>	
Accounts payable	\$ 618
Due to Developer	3
Accrued wages payable	800
Developer advance	1,250
Total liabilities	<u>2,671</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred receipts	618
Total deferred inflows of resources	<u>618</u>
Fund balances:	
Unassigned	<u>(658)</u>
Total fund balance	<u>(658)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,631</u>

**INDIANTOWN  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Developer contribution	\$ -	\$ 14,732	\$ 18,982	78%
Total revenues	<u>-</u>	<u>14,732</u>	<u>18,982</u>	78%
<b>EXPENDITURES</b>				
Supervisor fees	-	1,200	2,000	60%
Management, accounting, recording	-	2,500	2,500	100%
Legal	383	3,126	4,500	69%
Audit	-	3,100	3,100	100%
Postage	-	62	150	41%
Insurance	-	3,335	3,544	94%
Printing & binding	-	296	248	119%
Legal advertising	235	641	1,500	43%
Annual district filing fee	-	175	175	100%
Contingencies	-	40	250	16%
Office supplies	-	-	100	0%
ADA website compliance	-	210	210	100%
Website	-	705	705	100%
Total expenditures	<u>618</u>	<u>15,390</u>	<u>18,982</u>	81%
Excess (deficiency) of revenues over/(under) expenditures	(618)	(658)	-	
Fund balance - beginning	(40)	-	-	
Fund balance - ending	<u>\$ (658)</u>	<u>\$ (658)</u>	<u>\$ -</u>	

**INDIANTOWN  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
INDIANTOWN COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Indiantown Community Development District held a Public Hearing and a Regular Meeting on July 11, 2022, at 1:00 p.m., at the offices of Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956.

**Present were:**

Kevin Powers	Assistant Secretary
Jason Dugan	Assistant Secretary
David Powers	Assistant Secretary

**Also present, were:**

Cindy Cerbone	District Manager
Tucker Mackie (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 1:01 p.m. Supervisors Kevin Powers, David Powers and Duggan were present, in person. Supervisors Kenny and Kellam were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2022/2023 Budget**

**A. Proof/Affidavit of Publication**

The proof of publication was included for informational purposes.

**B. Consideration of Resolution 2022-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

No members of the public were present; hence, no members of the public spoke.

38 Ms. Cerbone presented Resolution 2022-05.

39

40 **On MOTION by Mr. Kevin Powers and seconded by Mr. Dugan, with all in favor,**  
41 **Resolution 2022-05, Relating to the Annual Appropriations and Adopting the**  
42 **Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30,**  
43 **2023; Authorizing Budget Amendments; and Providing an Effective Date, was**  
44 **adopted.**

45

46

47 **FOURTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2022/2023  
Funding Agreement**

48

49

50 Ms. Cerbone presented the Fiscal Year 2022/2023 Funding Agreement.

51

52 **On MOTION by Mr. Kevin Powers and seconded by Mr. Dugan, with all in favor,**  
53 **the Fiscal Year 2022/2023 Funding Agreement, was approved.**

54

55

56 **FIFTH ORDER OF BUSINESS**

**Discussion: Updated Provisions of District's  
Rules of Procedure**

57

58

59 **A. Amended and Restated Rules of Procedure**

60 **B. Resolution 2022-06, To Designate Date, Time and Place of Public Hearing and**  
61 **Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended**  
62 **and Restated Rules of Procedure; and Providing an Effective Date**

63 This item was not addressed.

64

65 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of May 31, 2022**

66

67

68 Ms. Cerbone presented the Unaudited Financial Statements as of May 31, 2022.

69

70 **On MOTION by Mr. Kevin Powers and seconded by Mr. David Powers, with all**  
71 **in favor, the Unaudited Financial Statements as of May 31, 2022, were**  
72 **accepted.**

73

74

75 **SEVENTH ORDER OF BUSINESS** **Approval of April 11, 2022 Regular Meeting**  
 76 **Minutes**

77  
 78 Ms. Cerbone presented the April 11, 2022 Regular Meeting Minutes.  
 79

80 **On MOTION by Mr. Kevin Powers and seconded by Mr. Dugan, with all in favor,**  
 81 **the April 11, 2022 Regular Meeting Minutes, as presented, were approved.**

82  
 83  
 84 **EIGHTH ORDER OF BUSINESS** **Other Business**

85  
 86 There was no other business.  
 87

88 **NINTH ORDER OF BUSINESS** **Staff Reports**

89  
 90 **A. District Counsel: *Kutak Rock LLP***

91 There was no report.

92 **B. District Manager: *Wrathell, Hunt & Associates, LLC***

93 **I. Letter to County and State Regarding Stormwater Management Needs Analysis**

94 The letter to Martin County advising that the CDD does not and/or will not own and/or  
 95 operate a stormwater management system.

96 **II. NEXT MEETING DATE: August 8, 2022 at 1:00 P.M.**

97 **o QUORUM CHECK**

98 The next meeting would be held on August 8, 2022, unless cancelled.  
 99

100 **TENTH ORDER OF BUSINESS** **Audience** **Comments/Supervisors'**  
 101 **Requests**

102  
 103 There were no audience comments or Supervisors' requests.  
 104

105 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

106  
 107  
 108 **On MOTION by Mr. Kevin Powers and seconded by Mr. David Powers, with all**  
 109 **in favor, the meeting adjourned at 1:05 p.m.**



110  
111  
112  
113  
114

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**INDIANTOWN  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**INDIANTOWN COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*offices of Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 10, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>November 14, 2022*</b>	<b>Regular Meeting</b>	<b>10:15 AM</b>
<b>November 14, 2022</b>	<b>Landowners' Meeting</b>	<b>1:00 PM</b>
<b>December 12, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>January 9, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>February 13, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>March 13, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>April 10, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>May 8, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>June 12, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>July 10, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>August 14, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>September 11, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>

*Exceptions:*

*\*November 14 Regular Meeting will commence immediately following adjournment of Terra Lago CDD Meetings.*