

# Walkers Green Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; 407-723-5900

[walkersgreencdd.com](http://walkersgreencdd.com)

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The following is the proposed agenda for the Landowner Meeting and Board of Supervisors Meeting for the Walkers Green Community Development District, scheduled to be held **Tuesday, November 1, 2022 at 10:00 a.m. at the Cobb Cole Center, 149 Ridgewood Avenue, Daytona Beach, Florida 32114**. Questions or comments on the Board Meeting or proposed agenda may be addressed to Jane Gaarlandt at [gaarlandtj@pfm.com](mailto:gaarlandtj@pfm.com) or (407) 723-5900. A quorum (consisting of at least three of the five Board Members) will be confirmed prior to the start of the Board Meeting.

If you would like to attend the Board Meeting by phone, you may do so by dialing:

Phone: **1-844-621-3956**

Access Code: **790 393 986 #**

## **PROPOSED LANDOWNERS' MEETING AGENDA**

- Call to Order
- Appointment of Chairperson for the Purpose of Conducting the Landowners' Meeting
- Determination of Number of Voting Units Represented or Assigned by Proxy
- Acceptance of Nominations for the Board of Supervisors
- Casting of Ballots
- Ballot Tabulations and Announcement of Election Results
- Adjournment

## **PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA**

### **Administrative Matters**

- Roll Call to Confirm Quorum
  - Public Comment Period *[for any member of the public desiring to speak on any proposition before the Board]*
  - Administration of the Oath of Office to Newly Elected Board Member
1. **Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election**
  2. **Consideration of Resolution 2023-02, Appointing District Officers**
  3. **Consideration of Minutes of the August 3, 2022 Continued Board of Supervisors' Meeting**

### **Business Matters**

4. **Ratification of Funding Requests Nos. 57 - 66**
5. **Review of Monthly Financials**



**Other Business**

**Staff Reports**

District Counsel

District Engineer

District Manager

**Supervisor Requests and Audience Comments**

**Adjournment**



**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Call to Order

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Appointment of Chairperson for the Purpose of  
Conducting the Landowners Meeting

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Determination of Number of Voting Units  
Represented or Assigned by Proxy

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Acceptance of Nominations for the Board of  
Supervisors

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Casting of Ballots

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Ballot Tabulations and Announcement of  
Election Results



**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Adjournment

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Public Comment Period

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Administration of the Oath of Office to Newly  
Elected Board Member

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2023-01,  
Canvassing and Certifying the Results of the  
Landowners' Election

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Walkers Green Community Development District (hereinafter, the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Daytona Beach, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting was held on November 1, 2022, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 2	Votes _____
_____	Seat 4	Votes _____
_____	Seat 5	Votes _____

Section 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 1<sup>ST</sup> DAY OF NOVEMBER, 2022.**

**WALKERS GREEN COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

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Secretary/Assistant Secretary

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Chairperson

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Minutes of the August 3,  
2022, Continued Board of Supervisors Meeting

**MINUTES OF MEETING**

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisor's Meeting**

**Tuesday, August 2, 2022**

**10:00 a.m.**

**Cobb Cole Center**

**149 Ridgewood Avenue**

**Daytona Beach, Florida 32114**

Board Members present at roll call:

James Paytas	Board Member	
Trey Paytas	Board Member	
Jim Jones	Board Member	(via phone)

Also Present:

Jane Gaarlandt	PFM Group Consulting, LLC
Amy Champagne	PFM Group Consulting, LLC (via phone)
Mark Watts	District Counsel (via phone)
Randy Hudak	Zev Cohen & Associates, Inc
Don Hasenbank	PFM Group Consulting, LLC (via phone)

**FIRST ORDER OF BUSINESS**

**Roll Call to Confirm Quorum**

The meeting was called to order at 10:07 a.m. Those in attendance are outlined above. Physical quorum was not reached.

**SECOND ORDER OF BUSINESS**

**Continuation**

Ms. Gaarlandt requested a motion to continue the meeting to August 3, 2022 at 1:00 p.m.

ON MOTION by Mr. T. Paytas, seconded by Mr. J. Paytas, with all in favor, the August 2, 2022 Board of Supervisor's Meeting for the Walkers Green Community Development District was continued to August 3, 2022 at 1:00 p.m.

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

\_\_\_\_\_  
Chairperson / Vice Chairperson



**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Funding Requests Nos. 57 - 66

**Walkers Green  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 057**

7/22/2022

Item No.	Vendor	Invoice Number	General Fund
<b>1</b>	<b>Developer Funding Request</b>	--	\$ 25,000.00
		<b>TOTAL</b>	<b>\$ 25,000.00</b>

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Board Member

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**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 058**

7/28/2022

Item No.	Vendor	Invoice Number	FY 2022 General Fund
1	<b>Cobb Cole</b> District Counsel Through 06/30/2022	24540	\$ 96.00
2	<b>PFM Group Consulting</b> Postage: June 2022	OE-EXP-07-00044	\$ 2.65
<b>TOTAL</b>			<b>\$ 98.65</b>

  
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Board Member

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**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 059**

8/4/2022

Item No.	Vendor	Invoice Number	FY 2022 General Fund
<b>1</b>	<b>VGlobalTech</b>		
	Quarter 2 ADA Audit	3934	\$ 300.00
	Monthly Website Fee: August 2022	4192	\$ 150.00
			<b>TOTAL \$ 450.00</b>

  
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Board Member

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**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 060**

8/11/2022

Item No.	Vendor	Invoice Number	FY 2022 General Fund
1	<b>Daytona Beach News-Journal</b> Legal Advertising Through 07/22/2022 (Ad: 7530094)	4790026	\$ 547.40
2	<b>PFM Group Consulting</b> Postage: July 2022	OE-EXP-08-2022-36	\$ 1.14
<b>TOTAL</b>			<b>\$ 548.54</b>

  
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Board Member

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**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 061**

8/25/2022

Item No.	Vendor	Invoice Number	FY 2022 General Fund
<b>1</b>	<b>PFM Group Consulting</b>		
	District Management: August 2022	DM-08-2022-48	\$ 2,083.33
<b>2</b>	<b>VGlobalTech</b>		
	Monthly Website Fee: June 2022	3984	\$ 150.00
	Monthly Website Fee: July 2022	4114	\$ 150.00
<b>TOTAL</b>			<b>\$ 2,383.33</b>

  
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**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 062**

9/8/2022

Item No.	Vendor	Invoice Number	FY 2022 General Fund
1	<b>PFM Group Consulting</b> Postage/FedEx: August 2022	OE-EXP-09-2022-35	\$ 14.28
<b>TOTAL</b>			<b>\$ 14.28</b>

  
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Board Member

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**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 063**

9/15/2022

Item No.	Vendor	Invoice Number	FY 2022 General Fund
<b>1</b>	<b>PFM Group Consulting</b>		
	Billable Expenses: August 2022	121567	\$ 141.02
	District Management: September 2022	DM-09-2022-048	\$ 2,083.37
<b>2</b>	<b>VGlobalTech</b>		
	Monthly Website Fee: September 2022	4271	\$ 150.00
<b>3</b>	<b>Zev Cohen &amp; Associates Inc.</b>		
	Engineering Services Through 08/31/2022	76220	\$ 455.50
<b>TOTAL</b>			<b>\$ 2,829.89</b>

  
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Board Member

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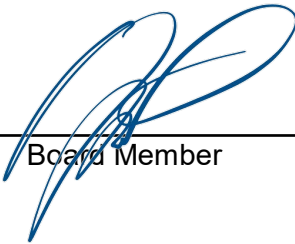


**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 064**

9/22/2022

Item No.	Vendor	Invoice Number	FY 2022 General Fund
1	<b>Cobb Cole</b> District Counsel Through 08/31/2022	26632	\$ 321.00
<b>TOTAL</b>			<b>\$ 321.00</b>

  
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Board Member

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**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 065**

10/1/2022

Item No.	Vendor	Invoice Number	FY 2023 General Fund
1	<b>Egis Insurance Advisors</b> FY 2023 Insurance	16711	\$ 5,375.00
<b>TOTAL</b>			<b>\$ 5,375.00</b>

  
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Board Member

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**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 066**

10/6/2022

Item No.	Vendor	Invoice Number	General Fund FY 2022	General Fund FY 2023
1	<b>PFM Group Consulting</b> District Management: October 2022 Postage: September 2022	DM-10-2022-51 OE-EXP-10-2022-25	\$ 2.85	\$ 2,083.33
Subtotal			\$ 2.85	\$ 2,083.33
<b>TOTAL</b>			<b>\$2,086.18</b>	



Board Member

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**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Review of Monthly Financials

**Walkers Green CDD**  
Statement of Financial Position  
As of 9/30/2022

**General Fund**

**Assets**

**Current Assets**

General Checking Account	\$22,934.18
Total Current Assets	<u>\$22,934.18</u>

**Total Assets**

\$22,934.18

**Liabilities and Net Assets**

**Current Liabilities**

Accounts Payable	\$323.85
Total Current Liabilities	<u>\$323.85</u>

**Total Liabilities**

\$323.85

**Net Assets**

Net Assets - General Government	\$3,831.86
Current Year Net Assets - General Government	18,778.47

**Total Net Assets**

\$22,610.33

**Total Liabilities and Net Assets**

\$22,934.18

**Walkers Green CDD**  
Statement of Activities  
As of 9/30/2022

**General Fund**

**Revenues**

Developer Contributions	\$75,000.00
Total Revenues	<u>\$75,000.00</u>

**Expenses**

Public Officials Insurance	\$2,250.00
Management	25,000.00
Engineering	3,850.74
District Counsel	6,805.42
Audit	4,750.00
Travel and Per Diem	375.65
Postage & Shipping	66.49
Legal Advertising	7,498.23
Web Site Maintenance	2,700.00
Dues, Licenses, and Fees	175.00
General Liability Insurance	2,750.00
Total Expenses	<u>\$56,221.53</u>

**Other Revenues (Expenses) & Gains (Losses)**

Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>
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**Change In Net Assets** \$18,778.47

**Net Assets At Beginning Of Year** \$3,831.86

**Net Assets At End Of Year** \$22,610.33

**Walkers Green CDD**  
 Budget to Actual  
 For the Period ending 9/30/22

	Actual	Year to Date Budget	Variance	Adopted FY 2022 Budget
<b><u>Revenues</u></b>				
Developer Contributions	\$75,000.00	\$122,175.00	(\$47,175.00)	\$122,175.00
<b>Net Revenues</b>	<b>\$75,000.00</b>	<b>\$122,175.00</b>	<b>(\$47,175.00)</b>	<b>\$122,175.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$0.00	\$5,000.00	(\$5,000.00)	\$5,000.00
Public Officials' Insurance	2,250.00	2,500.00	(250.00)	2,500.00
Trustee Services	0.00	6,000.00	(6,000.00)	6,000.00
Management	25,000.00	25,000.00	0.00	25,000.00
Engineering	3,850.74	15,000.00	(11,149.26)	15,000.00
Dissemination Agent	0.00	5,000.00	(5,000.00)	5,000.00
Assessment Administration	0.00	7,500.00	(7,500.00)	7,500.00
District Counsel	6,805.42	20,000.00	(13,194.58)	20,000.00
Audit	4,750.00	6,000.00	(1,250.00)	6,000.00
Travel and Per Diem	375.65	500.00	(124.35)	500.00
Telephone	0.00	200.00	(200.00)	200.00
Postage & Shipping	66.49	300.00	(233.51)	300.00
Copies	0.00	500.00	(500.00)	500.00
Legal Advertising	7,498.23	5,000.00	2,498.23	5,000.00
Miscellaneous	0.00	5,000.00	(5,000.00)	5,000.00
Web Site Maintenance	2,700.00	3,000.00	(300.00)	3,000.00
Dues, Licenses, and Fees	175.00	175.00	0.00	175.00
Electric	0.00	1,000.00	(1,000.00)	1,000.00
Landscaping	0.00	10,000.00	(10,000.00)	10,000.00
Irrigation	0.00	1,000.00	(1,000.00)	1,000.00
General Insurance	2,750.00	3,500.00	(750.00)	3,500.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$56,221.53</b>	<b>\$122,175.00</b>	<b>(\$65,953.47)</b>	<b>\$122,175.00</b>
<b>Total Expenses</b>	<b>\$56,221.53</b>	<b>\$122,175.00</b>	<b>(\$65,953.47)</b>	<b>\$122,175.00</b>
<b>Net Income (Loss)</b>	<b>\$18,778.47</b>	<b>\$0.00</b>	<b>\$18,778.47</b>	<b>\$0.00</b>

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports



**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Supervisor Requests and Audience Comments