



**SONOMA BAY
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 8, 2021
10:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

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561.630.4922 Telephone
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AGENDA
SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
Sonoma Bay Clubhouse
3600 Sonoma Drive
Riviera Beach, Florida 33404
REGULAR BOARD MEETING
November 8, 2021
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Accept Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
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- H. Old Business
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 - 1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2020/2021 Amended Budget.....Page 6
 - 2. Consider Approval of Audit Renewal – Grau & Associates.....Page 11
 - 3. Discussion Regarding Security Funds Spending Restrictions
 - 4. Discussion Regarding CDD Security Easement
- J. Administrative Matters
 - 1. Security Report
- K. Board Members Comments
- L. Adjourn

Publication Date
2021-10-01

Subcategory
Miscellaneous Notices

SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2020/2021 REGULAR MEETING SCHEDULE NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Sonoma Bay Community Development District will hold Regular Meetings in the Sonoma Bay Clubhouse located at 3600 Sonoma Drive, Riviera Beach, Florida 33404, at 10:30 a.m. on the following dates: October 11, 2021 November 8, 2021 December 13, 2021 January 10, 2022 February 7, 2022 March 14, 2022 April 11, 2022 May 9, 2022 June 13, 2022 July 11, 2022 August 8, 2022 September 12, 2022 The purpose of the meetings is to conduct any and all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting. From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record. If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting. Meetings may be cancelled from time to time without advertised notice. SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT www.sonomabaycdd.org 10-1/2021

From: Jose Farigua <rfarigua@gmail.com>
Sent: Thursday, October 7, 2021 2:29 PM
To: Tricia Lascasas <TLascasas@sdsinc.org>
Subject: Re: Sonoma Bay CDD 2021-10-11 Meeting Book

I am sending this letter that I am resigning from the CDD board. I am done with anything that has to do with Sonoma Bay. I am done with receiving letters from lawyers with having to put up with all the politics and BS that Sonoma Bay has done. I am a very busy person with too many things on my lap right now.

Sincerely,

Jose R Farigua
561-294-8495

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 11, 2021**

A. CALL TO ORDER

The October 11, 2021, Regular Board Meeting of the Sonoma Bay Community Development District (the “District”) was called to order at 10:32 a.m. at the Sonoma Bay Clubhouse located at 3600 Sonoma Drive, Riviera Beach, Florida 33404.

B. PROOF OF PUBLICATION

Proof of publication was presented which stated that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 1, 2021, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Dorothy Dennis, Vice Chairperson Consuella Bailey and Supervisors Sherman Cogle and Rokibul Hasan constituted a quorum and it was in order to proceed with the meeting.

Staff present included: District Manager Jason Pierman of Special District Services, Inc.; and District Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present was Jeanne Kulick.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Bailey requested that the Riviera Beach Police’s post orders be sent to the Board. Mr. Pierman noted that he would ask Mr. Karmeris if they had been received, and if so, remind him to send them.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. September 13, 2021, Public Hearing & Regular Board Meeting

The minutes of the September 13, 2021, Public Hearing & Regular Board Meeting were presented for Board consideration.

A **motion** was made by Mr. Cogle, seconded by Ms. Dennis and passed unanimously approving the minutes of the September 13, 2021, Public Hearing & Regular Board Meeting, as amended.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

There were no New Business items to come before the Board.

I. ADMINISTRATIVE MATTERS

1. Security Report

Mr. Pierman distributed a letter from the HOA's attorney requesting that the District abandon the easement, fund the roving guards, and terminate the Marksman agreement. Mr. Cogle explained that the HOA requested that Marksman stay on for a few weeks during the transition to Envera, but then the guard is no longer needed. Ms. Bailey expressed her displeasure with the HOA's decision to install the Envera system, noting that the community did not get a chance to vote on what they wanted. She suggested that they keep both Marksman and Envera and stated that they should not eliminate the guard without a community vote. Ms. Kulick provided a history of the community's security services, noting that she did not believe that hiring police officers did anything to help, and reiterated the HOA's requests. Mr. George noted that the Envera guards must allow the public access for District meetings. He also explained that the easement is irrevocable, so both parties would have to agree, but recommended against terminating the easement, as it includes drainage and other District responsibilities. Mr. George also addressed the request for the District to fund rovers, noting that there is no agreement in place for that to happen. Mr. Pierman noted that the District cannot fund the enforcement of HOA rules.

Following a lengthy discussion, Mr. Pierman summarized the issues: both District Counsel and management have recommended against abandoning the easement, so that item has been addressed; the District cannot fund the enforcement of HOA rules, so that request is a non-starter; the request to terminate the Marksman contract is the only issue that should be considered, due to the fact that Envera will be doing the same job. Mr. Pierman also suggested that, because assessments have already been set and the District would have a healthy fund balance without the security contract, the Board could elect to increase the police presence. However, he suggested that the Board wait for a month or two to see if an increase is needed. He also noted that the Board could most likely substantially reduce assessments next year without the security contract.

A **motion** was made by Mr. Cogle, seconded by Mr. Hasan terminating the Marksman Security contract, effective November 15, 2021. The **motion** passed 3-1 with Ms. Bailey dissenting.

4. Financial Report

There was no Financial Report at this time.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:42 a.m. on a **motion** made by Mr. Cogle, seconded by Mr. Hasan and passed unanimously.

Secretary

Chairperson

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Sonoma Bay Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2020/2021 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 8th day of November, 2021.

ATTEST:

**SONOMA BAY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Sonoma Bay
Community Development District

**Amended Final Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
REVENUES			
O & M Assessments	274,790	275,470	275,470
Debt Assessments	173,041	173,426	173,426
Other Revenues	0	0	0
Interest Income	240	171	171
TOTAL REVENUES	\$ 448,071	\$ 449,067	\$ 449,067
EXPENDITURES			
Supervisor Fees	11,000	10,400	10,400
Payroll Taxes - Employer	880	578	578
Engineering/Inspections	1,500	0	0
Lake Maintenance	1,250	500	0
Fountain Maintenance	1,000	500	0
Lighting	13,000	10,733	10,733
Security	191,580	257,000	247,633
Off Duty Police Officer	25,000	10,000	8,960
Management	28,632	28,632	28,632
Legal	9,500	15,312	15,312
Assessment Roll	7,500	7,500	7,500
Audit Fees	3,600	3,600	3,600
Insurance	6,000	5,513	5,513
Legal Advertisements	1,200	2,700	2,343
Miscellaneous	1,000	1,500	924
Postage	300	550	516
Office Supplies	725	925	863
Dues & Subscriptions	175	175	175
Trustee Fee	2,500	2,500	2,500
Continuing Disclosure Fee	350	350	350
Website Management	2,000	2,000	2,000
TOTAL EXPENDITURES	\$ 308,692	\$ 360,968	\$ 348,532
REVENUES LESS EXPENDITURES	\$ 139,379	\$ 88,099	\$ 100,535
Bond Payments	(162,659)	(166,156)	(166,156)
BALANCE	\$ (23,280)	\$ (78,057)	\$ (65,621)
County Appraiser & Tax Collector Fee	(8,957)	(4,950)	(4,950)
Discounts For Early Payments	(17,913)	(14,640)	(14,640)
EXCESS/ (SHORTFALL)	\$ (50,150)	\$ (97,647)	\$ (85,211)
Carryover From Prior Year	50,150	50,150	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (47,497)	\$ (85,211)

FUND BALANCE AS OF 9/30/20	\$116,765
FY 2020/2021 ACTIVITY	(\$97,647)
FUND BALANCE AS OF 9/30/21	\$19,118

	\$116,765
	(\$97,647)
	\$19,118

Notes

\$50,150 Of Fund Balance Used To Reduce 2020/2021 Assessments.

AMENDED FINAL BUDGET
SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	200	40	40
NAV Tax Collection	162,659	166,156	166,156
Total Revenues	\$ 162,859	\$ 166,196	\$ 166,196
EXPENDITURES			
Principal Payments	105,000	105,000	105,000
Interest Payments	54,286	55,951	55,951
Bond Redemption	3,573	0	0
Total Expenditures	\$ 162,859	\$ 160,951	\$ 160,951
Excess/ (Shortfall)	\$ -	\$ 5,245	\$ 5,245

FUND BALANCE AS OF 9/30/20	\$112,476
FY 2020/2021 ACTIVITY	\$5,245
FUND BALANCE AS OF 9/30/21	\$117,721

Notes

Reserve Fund Balance = \$40,018*. Revenue Fund Balance = \$77,703*.

Revenue Fund Balance To Be Used To Make 11/1/2021 Interest Payment Of \$26,311.

* Approximate Amounts

Series 2015 Bond Refunding Information

Original Par Amount =	\$2,240,000	Annual Principal Payments Due:
Interest Rate =	3.17% - 5.45%	May 1st
Issue Date =	August 2015	Annual Interest Payments Due:
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/21 =	\$1,660,000	

November 8, 2021

RE: Sonoma Bay Community Development District Auditor Renewal

At the November 12, 2018 Sonoma Bay Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2018, 9-30-2019 and 9-30-2020 year end audits of the District with an option to perform the 9-30-2021 and 9-30-2022 audits.

The fees for the 9-30-2018 audit were \$3,400. The fees for the 9-30-2019 audit were \$3,500. And the fees for the 9-30-2020 audit were \$3,600. The proposed fee for the 9-30-2021 audit is \$3,700, which is the budgeted amount for audit fees for Fiscal Year 2021/2022. And the proposed fee for the 9-30-2022 audit is \$3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2021 and 9-30-2022 audits for Grau & Associates.

Special District Services, Inc.