



**SYMPHONY LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
OCTOBER 15, 2025
2:00 P.M.**

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

www.eaglebendcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SYMPHONY LAKES
COMMUNITY DEVELOPMENT DISTRICT
10807 SW Tradition Square
Port St. Lucie, Florida 34987
REGULAR BOARD MEETING
October 15, 2025
2:00 P.M.
1 (800) 743-4099
PARTICIPANT PASSCODE: 6317098

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. July 16, 2025 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2025-36 – Adopting a Fiscal Year 2024/2025 Amended Budget..Page 5
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2025-10-03

Subcategory
Miscellaneous Notices

SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS

MEETING DATES FOR FISCAL YEAR 2025/2026

The Board of Supervisors of the Symphony Lakes Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at the offices of Special District Services, Inc. located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987, at 2:00 p.m. unless otherwise indicated as follows:

October 15, 2025

November 19, 2025

December 17, 2025

January 21, 2026

February 18, 2026

March 18, 2026

APRIL 15, 2026

MAY 20, 2026

JUNE 17, 2026

JULY 15, 2026

AUGUST 19, 2026

SEPTEMBER 16, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 or by calling (561) 630-4922.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. 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 Office.

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

Meetings may be cancelled from time to time without advertised notice.

District Manager

SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT

www.symphonylakescdd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 10/03/25TCN11701320

**SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING MINUTES
JULY 16, 2025**

A. CALL TO ORDER

District Manager Stephanie Brown called the July 16, 2025, Regular Board Meeting of the Symphony Lakes Community Development District (the “District”) to order at 2:00 p.m. at the offices of Special District Services located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *The St. Lucie News Tribune* on April 7, 2025, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance:

Michael Shepherd, Kim Sakuma, Diane Gallagher, and Kasey Cardoso (via phone). Mr. Barnes was excused.

Also in attendance were Stephanie Brown and Frank Sakuma of Special District Services, Inc.; Attorney Jere Earlywine of Kutak Rock LLP (via phone); and District Engineer Brandon Ulmer of Mills Short & Associates (via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

There were no public comments.

F. APPROVAL OF MINUTES

1. May 21, 2025, Regular Board Meeting & Public Hearing

A **motion** was made by Ms. Sakuma, seconded by Ms. Cardoso approving the minutes of the May 21, 2025, Regular Board Meeting and Public Hearing, as presented. The **motion** passed unanimously.

**Note At approximately 2:02 p.m., Ms. Brown recessed the Regular Board Meeting and opened the Public Hearing on Special Assessments.*

G. PUBLIC HEARING – SPECIAL ASSESSMENTS

1. Proof of Publication

Proof of Publication was presented that showed that Notice of the Public Hearing had been published in the *St. Lucie News Tribune* on June 23, 2025, & June 30, 2025, as legally required.

2. Presentation of Master Engineer's Report

Mr. Ulmer presented details of the Master Engineer's Report. After Board discussion, Ms. Sakuma made a **motion**, seconded by Ms. Gallagher approving the Master Engineer's Report, as presented, in support of the pending resolution and bond validation hearing. The **motion** passed unanimously.

3. Presentation of Master Special Assessment Methodology Report

Mr. Sakuma presented details of the Master Special Assessment Methodology Report. After Board discussion, Ms. Sakuma made a **motion**, seconded by Mr. Shepherd approving the Master Special Assessment Methodology Report, as presented, in support of the pending resolution and bond validation hearing. The **motion** passed unanimously.

4. Receive Public Comments on Special Assessments

There were no public comments.

5. Consider Resolution No. 2025-35 Imposing Debt Service Special Assessments

Resolution No. 2025-35 was presented, entitled:

RESOLUTION NO. 2025-35

[SECTION 170.08, F.S. DEBT ASSESSMENT RESOLUTION FOR SYMPHONY LAKES CDD MASTER LIEN]

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Ms. Sakuma made a **motion**, seconded by Mr. Shepherd adopting Resolution No. 2025-35, as presented. The **motion** passed unanimously.

**Note At approximately 2:09 p.m., Ms. Brown closed the Public Hearing on Special Assessments and reconvened the Regular Board Meeting.*

H. OLD BUSINESS

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

I. NEW BUSINESS

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

J. ADMINISTRATIVE MATTERS

Ms. Brown reminded the Board to complete the annually required ethics training by December 31, 2025.

K. BOARD MEMBER COMMENTS

There were no further Board Member comments.

L. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 2:10 p.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2025-36

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Symphony Lakes 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 SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2024/2025 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 15th day of October, 2025.

ATTEST:

**SYMPHONY LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Symphony Lakes Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
March 19, 2025 - September 30, 2025**

AMENDED FINAL BUDGET
SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
MARCH 19, 2025 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 3/19/25 - 9/30/25	AMENDED FINAL BUDGET 3/19/25 - 9/30/25	YEAR TO DATE ACTUAL 3/19/25 - 9/29/25
REVENUES			
O&M Assessments	0	0	0
Developer Contribution	84,695	63,702	63,702
Debt Assessments	0	0	0
Interest Income	0	95	94
Total Revenues	\$ 84,695	\$ 63,797	\$ 63,796
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	4,000	2,400	2,400
Payroll Taxes	320	184	184
Management	18,000	18,000	18,000
Legal	30,000	10,000	5,859
Assessment Roll	0	0	0
Audit Fees	4,500	0	0
Arbitrage Rebate Fee	0	0	0
Insurance	6,000	2,589	2,589
Legal Advertisements	15,000	10,000	5,370
Miscellaneous	1,500	500	133
Postage	200	105	97
Office Supplies	1,500	1,200	1,080
Dues & Subscriptions	175	175	175
Trustee Fees	0	0	0
Continuing Disclosure Fee	0	0	0
Website Management & ADA Compliance	1,500	1,500	1,500
Total Administrative Expenditures	\$ 82,695	\$ 46,653	\$ 37,387
EXPENDITURES			
Maintenance Expenditures			
Engineering/Inspections	2,000	1,000	0
Miscellaneous Maintenance	0	0	0
Field Operations	0	0	0
Total Maintenance Expenditures	\$ 2,000	\$ 1,000	\$ -
Total Expenditures	\$ 84,695	\$ 47,653	\$ 37,387
REVENUES LESS EXPENDITURES	\$ -	\$ 16,144	\$ 26,409
Bond Payments	0	0	0
BALANCE	\$ -	\$ 16,144	\$ 26,409
County Appraiser & Tax Collector Fee	0	0	0
Discounts For Early Payments	0	0	0
EXCESS/ (SHORTFALL)	\$ -	\$ 16,144	\$ 26,409
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 16,144	\$ 26,409

Fund Balance As Of 9/30/2024
Projected FY 2024/2025 Activity
Fund Balance As Of 9/30/2025

\$0
\$16,144
\$16,144