



**MONTEREY CONGRESS
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
OCTOBER 6, 2026
6:00 P.M.**

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

www.montereycongresscdd.org

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AGENDA
MONTEREY CONGRESS
COMMUNITY DEVELOPMENT DISTRICT
100 Lake Monterey Circle
Boynton Beach, Florida 33426
REGULAR BOARD MEETING
October 6, 2026
6:00 p.m.

- 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 7, 2026 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2025/2026 Amended Budget.....Page 5
 - 2. Consider Resolution No. 2026-05 – Goals and Objectives Annual Report.....Page 10
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2026-09-25

Subcategory
Miscellaneous Notices

MONTEREY/CONGRESS
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Monterey/Congress Community Development District will hold meetings at 100 Lake Monterey Circle, Boynton Beach, Florida 33426 at 6:00 p.m. on the following dates:

October 6, 2026
November 3, 2026
December 1, 2026
January 5, 2027
February 2, 2027
March 2, 2027
April 6, 2027
May 4, 2027
June 1, 2027
July 6, 2027
August 3, 2027

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 Districts website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 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. Meeting 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 ensure 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.

MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT

www.montereycongresscdd.org

9/25/202612648869

**MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 7, 2026**

A. CALL TO ORDER

District Manager Jason Pierman called the July 7, 2026, Regular Board Meeting of the Monterey/Congress Community Development District (“District”) to order at 6:04 p.m. at 100 Lake Monterey Circle, Boynton Beach, Florida 33426.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in the *Palm Beach Post* on June 17, 2026, and June 24, 2026, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of Chairperson Libia Cristancho, Vice Chairman Willie Ford and Supervisors Erick Betances (via phone) and Lissette Montavo constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were District Manager Jason Pierman of Special District Services, Inc.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Montavo noted that Mr. Dixon was still trying to get the electrician out to fix the breakers for the front lights.

Following discussion, a **motion** was made by Ms. Montavo, seconded by Mr. Ford and unanimously passed to contribute a not-to-exceed amount of \$1,000 for electrical work that benefited the District.

Ms. Montavo noted that she would contact Mr. Dixon to see what portion of the work is District related.

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. March 3, 2026, Regular Board Meeting

Mr. Pierman presented the minutes of the March 3, 2026, Regular Board Meeting and asked if there were any changes.

There being no changes, a **motion** was made by Mr. Ford, seconded by Ms. Cristancho and passed unanimously approving the minutes of the March 3, 2026, Regular Board Meeting, as presented.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

G. PUBLIC HEARING
1. Proof of Publication

Mr. Pierman presented proof of publication that notice of the Public hearing had been published in the *Palm Beach Post* on June 17, 2026, and June 24, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

There was no public comment on the Fiscal Year 2026/2027 Final Budget.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-02 was presented, entitled:

RESOLUTION NO. 2026-02

**A RESOLUTION OF THE MONTEREY CONGRESS COMMUNITY
DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.**

A motion was made by Ms. Montavo, seconded by Mr. Ford and passed unanimously adopting Resolution No. 2026-02, as presented.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-03 was presented, entitled:

RESOLUTION NO. 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTEREY
CONGRESS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A
REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND
SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS;
AND PROVIDING AN EFFECTIVE DATE.**

Mr. Pierman noted that the September meeting falls on Labor Day. Following discussion, the Board consensus was to delete the September meeting date.

A **motion** was made by Mr. Ford, seconded by Ms. Cristancho and passed unanimously adopting Resolution No. 2026-03, as amended.

2. 2026 Legislative Memo

Mr. Cochran provided an update on legislative items that affect CDDs, noting that the governor vetoed the increased sovereign immunity cap.

J. ADMINISTRATIVE MATTERS

Mr. Pierman reminded the Board to file their 2025 Form 1's, noting that the deadline was July 1st.

He also noted that the next meeting would take place on November 3rd.

Mr. Cochran reminded the Board to complete the annual ethics training by December 31st.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Cristancho, seconded by Ms. Montavo and unanimously passed adjourning the Regular Board Meeting at 6:24 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTEREY CONGRESS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Monterey Congress 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 MONTEREY CONGRESS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 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 6th day of October, 2026.

ATTEST:

**MONTEREY CONGRESS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Monterey / Congress
Community Development District

**Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
O & M Assessments	75,326	75,481	75,481
Debt Assessments	217,294	217,354	217,354
Other Revenues	0	0	0
Interest Income	960	5,600	5,403
TOTAL REVENUES	\$ 293,580	\$ 298,435	\$ 298,238
EXPENDITURES			
Supervisor Fees	6,000	2,600	2,600
Payroll Taxes (Employer)	480	199	199
Engineering/Inspections	2,500	2,850	2,850
Management	23,820	23,820	21,835
Secretarial	3,000	3,000	2,750
Legal	7,000	7,000	4,738
Assessment Roll	3,000	3,000	0
Audit Fees	3,400	3,400	3,400
Insurance	7,400	7,269	7,269
Legal Advertisements	1,200	1,100	586
Miscellaneous	700	750	315
Postage	200	40	29
Office Supplies	325	250	206
Dues & Subscriptions	175	175	175
Trustee Fee	4,400	4,400	0
Website Management	2,000	2,000	1,833
Reserve (Lighting, Etc.)	6,166	6,166	0
TOTAL EXPENDITURES	\$ 71,766	\$ 68,019	\$ 48,785
REVENUES LESS EXPENDITURES	\$ 221,814	\$ 230,416	\$ 249,453
Bond Payments	(204,256)	(207,013)	(207,013)
BALANCE	\$ 17,558	23,403	\$ 42,440
County Appraiser & Tax Collector Fee	(5,853)	(3,371)	(3,371)
Discounts For Early Payments	(11,705)	(11,127)	(11,127)
EXCESS/ (SHORTFALL)	\$ -	\$ 8,905	\$ 27,942
Carryover From Prior Year		0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 8,905	\$ 27,942

FUND BALANCE AS OF 9/30/25
FY 2025/2026 ACTIVITY
FUND BALANCE AS OF 9/30/26

\$213,855
\$8,905
\$222,760

AMENDED FINAL BUDGET
MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income	1,000	5,000	4,825
NAV Tax Collection	204,256	207,013	207,013
Total Revenues	\$ 205,256	\$ 212,013	\$ 211,838
EXPENDITURES			
Principal Payments	164,000	164,000	164,000
Interest Payments	39,676	41,365	41,365
Bond Redemption	1,580	0	0
Total Expenditures	\$ 205,256	\$ 205,365	\$ 205,365
Excess/ (Shortfall)	\$ -	\$ 6,648	\$ 6,473

FUND BALANCE AS OF 9/30/25
FY 2025/2026 ACTIVITY
FUND BALANCE AS OF 9/30/26

\$122,207
\$6,648
\$128,855

Notes

Revenue Fund Balance = \$128,855*.

Revenue Fund Balance to be used to make 11/1/2026 Interest Payment of \$18,993.

* Approximate Amounts

Series 2021 Bond Refunding Information

Original Par Amount =	\$2,631,000	Annual Principal Payments Due:
Interest Rate =	2.060%	May 1st
Issue Date =	September 2021	Annual Interest Payments Due:
Maturity Date =	May 2036	May 1st & November 1st

Par Amount As Of 8/31/26 = \$1,844,000

RESOLUTION NO. 2026-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
MONTEREY CONGRESS COMMUNITY DEVELOPMENT DISTRICT
ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND
PERFORMANCE MEASURES AND STANDARDS; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Monterey Congress Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-04 on August 6, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6th day of October, 2026.

ATTEST:

**MONTEREY CONGRESS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)