BANYAN CAY
COMMUNITY DEVELOPMENT DISTRICT

PALM BEACH COUNTY

REGULAR BOARD MEETING
NOVEMBER 19, 2026
9:00 A.M.

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

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

AGENDA
BANYAN CAY
COMMUNITY DEVELOPMENT DISTRICT
Conference Room of Special District Services, Inc.
2505 Burns Road
Palm Beach Gardens, Florida 33410
REGULAR BOARD MEETING
November 19, 2026
9:00 A.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 16, 2026 Regular Board Meeting & Public Hearing Minutes……..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

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Banyan Cay Community Development District

2501 Burns RD
Suite A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 10/02/2026
WPB palmbeachpost.com 10/02/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/02/2026

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	$239.93	
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BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the **Banyan Cay Community Development District** will hold Regular Board Meetings in the Conference Room of Special District Services, Inc., 2505 Burns Road, Palm Beach Gardens, Florida 33410 at 9:00 a.m. on the following dates:

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027

The purpose of the meetings is to conduct any 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 two 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. Said meeting(s) 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.

BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT
www.banyancaycdd.org
PUBLISH: PALM BEACH POST 10/02/26 #12662349

NANCY HEYRMAN
Notary Public
State of Wisconsin

BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 16, 2026

A. CALL TO ORDER

The July 18, 2026, Regular Board Meeting of the Banyan Cay Community Development District (the "District") was called to order at 9:04 a.m. in the Conference Room of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on June 26, 2026, and July 3, 2026, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairperson	Alicia Lewis	Present
Vice Chairman	Greg Jaffe	Absent
Supervisor	Sophia Pistryak	Present
Supervisor	Mark Carter	Present
Vacant		

Also in attendance were:

District Manager	Jason Pierman	Special District Services, Inc.
General Counsel	Bill Capko (via phone)	Lewis Longman & Walker, P.A.
District Engineer	Lisa Tropepe & Brock Chase	Engenuity

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 comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. May 11, 2026, Regular Board Meeting

The minutes of the May 11, 2026, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Carter, seconded by Ms. Pistryak and passed unanimously approving the minutes of the May 11, 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

Proof of publication was presented which showed that notice of the Public Hearing had been published in *The Palm Beach Post* on June 26, 2026, and July 3, 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 BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

A **motion** was made by Mr. Carter, seconded by Ms. Pistryak and passed 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 BANYAN CAY 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.

A **motion** was made by Mr. Carter, seconded by Ms. Pistryak and passed adopting Resolution No. 2026-03, as presented.

2. 2026 Legislative Memo

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

3. 2026 Annual Public Facilities Report

Ms. Tropepe presented the 2026 Annual Public Facilities Report, noting that the development looked great. She highlighted the fact that the lake bank slopes needed correcting and indicated that some of the catch basins could not be found. Following discussion, it was noted that she would walk the development with maintenance.

J. ADMINISTRATIVE MATTERS

Mr. Pierman reminded the Board to file their 2025 Form 1s, if they had not already done so, and noted that the next meeting would be held on November 19, 2026.

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 Mr. Carter, seconded by Ms. Pistryak and passed unanimously adjourning the meeting at 9:23 a.m.

ATTESTED BY:

_____ _____

Secretary/Assistant Secretary Chairperson/Vice-Chair

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANYAN CAY 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 Banyan Cay 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 BANYAN CAY 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 19th day of November, 2026.

ATTEST:

BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Banyan Cay
Community Development District

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

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I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	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 - 9/29/26
O&M Assessments	88,020	**88,250**	88,250
Debt Assessments	425,532	**425,532**	425,532
Interest Income	720	**3,900**	3,830
Total Revenues	**$ 514,272**	**$ 517,682**	**$ 517,612**
EXPENDITURES			
Supervisor Fees	0	**0**	0
Engineering/Inspections	8,000	**11,500**	8,304
Management	26,964	**26,964**	26,964
Legal	19,000	**18,000**	16,057
Assessment Roll	5,000	**5,000**	5,000
Audit Fees	4,800	**4,000**	4,000
Arbitrage Rebate Fee	650	**650**	650
Insurance	7,250	**7,269**	7,269
Legal Advertisements	1,400	**2,400**	1,530
Miscellaneous	1,350	**350**	3
Postage	345	**35**	32
Office Supplies	625	**435**	418
Dues & Subscriptions	175	**175**	175
Trustee Fees	4,150	**4,246**	4,246
Continuing Disclosure Fee	1,000	**1,000**	1,000
Website Management	2,000	**2,000**	2,000
Reserve	750	**750**	0
Miscellaneous Maintenance	0	**0**	0
Total Expenditures	**$ 83,459**	**$ 84,774**	**$ 77,648**
REVENUES LESS EXPENDITURES	**$ 430,813**	**$ 432,908**	**$ 439,964**
Bond Payments	(400,000)	**(408,039)**	(408,039)
BALANCE	**$ 30,813**	**$ 24,869**	**$ 31,925**
County Appraiser & Tax Collector Fee	(10,271)	**(5,894)**	(5,894)
Discounts For Early Payments	(20,542)	**(16,162)**	(16,162)
EXCESS/ (SHORTFALL)	**$ -**	**$ 2,813**	**$ 9,869**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 2,813**	**$ 9,869**

FUND BALANCE AS OF 9/30/25	$96,696
FY 2025/2026 ACTIVITY	$2,813
FUND BALANCE AS OF 9/30/26	$99,509

AMENDED FINAL BUDGET

BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	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 - 9/29/26
Interest Income	36,860	**24,100**	24,012
NAV Tax Collection	407,717	**408,039**	408,039
Total Revenues	**$ 444,577**	**$ 432,139**	**$ 432,051**
EXPENDITURES			
Principal Payments	130,000	**140,000**	140,000
Interest Payments	263,780	**256,325**	256,325
Bond Redemption	0	**0**	0
Transfer To Construction Fund	21,873	**13,274**	13,274
Total Expenditures	**$ 415,653**	**$ 409,599**	**$ 409,599**
Excess/ (Shortfall)	**$ 28,924**	**$ 22,540**	**$ 22,452**

FUND BALANCE AS OF 9/30/25	$788,275
FY 2025/2026 ACTIVITY	$22,540
FUND BALANCE AS OF 9/30/26	$810,815

Notes

Reserve Fund Balance = $400,000*. Revenue Fund Balance = $410,815*

Revenue Account Balance To Be Used To Make 11/1/2026 Principal Payment Of $145,000

And Interest Payment Of $127,200 (Total Payment: $272,200)

* Approximate Amounts

Series 2020 Bond Information

Original Par Amount =	$6,895,000	Annual Principal Payments Due:
Interest Rate =	2.75% - 4.00%	November 1st
Issue Date =	December 2020	Annual Interest Payments Due:
Maturity Date =	November 2051	May 1st & November 1st
Par Amount As Of 9/30/26 =	$6,360,000	

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANYAN CAY 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, Banyan Cay 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 20, 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 BANYAN CAY 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 19th day of November, 2026.

ATTEST:	**BANYAN CAY 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**)
    - 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**)