



**BANYAN CAY
COMMUNITY DEVELOPMENT
DISTRICT**

PALM BEACH COUNTY

**REGULAR BOARD MEETING
APRIL 16, 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.
2501A Burns Road
Palm Beach Gardens, Florida 33410
REGULAR BOARD MEETING
April 16, 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. November 20, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 6
 - 2. Consider Approval of Attorneys Fee Adjustment – LLW.....Page 0
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Banyan Cay Community Development District

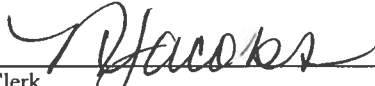
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

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 10/03/2025
WPB palmbeachpost.com 10/03/2025

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 10/03/2025



Legal Clerk



Notary, State of WI, County of Brown

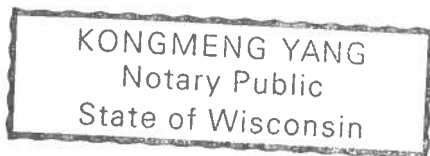
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BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

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. located 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 9:00 a.m. on the following dates:

- October 16, 2025
- November 20, 2025
- December 18, 2025
- January 15, 2026
- February 19, 2026
- March 19, 2026
- April 16, 2026
- May 21, 2026
- June 18, 2026
- July 16, 2026
- August 20, 2026
- September 17, 2026

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
11701535 10/3/25

**BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 20, 2025**

A. CALL TO ORDER

The November 20, 2025, Regular Board Meeting of the Banyan Cay Community Development District (the “District”) was called to order at 9:22 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 October 3, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. SEAT NEW BOARD MEMBERS

D. ADMINISTER OATH OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

E. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairperson	Alicia Lewis	Present
Vice Chairman	Greg Jaffe	Present
Supervisor	Ryan Carroll	Absent
Supervisor	Mark Carter	Present
Vacant		

Also in attendance were:

District Manager	Jason Pierman	Special District Services, Inc.
	Megan Bowden	Special District Services, Inc.

F. ELECTION OF OFFICERS

A **motion** was made by Mr. Jaffe, seconded by Mr. Carter and unanimously passed electing the following slate of officers:

- Chair: Alicia Lewis
- Vice Chair: Greg Jaffe
- Secretary/Treasurer: Jason Pierman
- Assistant Secretary: Ryan Carroll

- Assistant Secretary: Mark Carter

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. June 27, 2025, Public Hearing & Regular Board Meeting

The minutes of the June 27, 2025, Public Hearing & Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Jaffe, seconded by Mr. Carter and passed unanimously approving the minutes of the June 27, 2025, Public Hearing & Regular Board Meeting, as presented.

J. OLD BUSINESS

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

K. NEW BUSINESS

1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-04 was presented, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANYAN CAY 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.

A **motion** was made by Mr. Jaffe, seconded by Mr. Carter and passed unanimously adopting Resolution No. 2025-04, as presented.

2. Consider Resolution No. 2025-05 – Goals and Objectives Annual Report

Resolution No. 2025-05 was presented, entitled:

RESOLUTION NO. 2025-05

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.

A **motion** was made by Mr. Jaffe, seconded by Mr. Carter and passed unanimously adopting Resolution No. 2025-05, as presented.

L. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Mr. Pierman explained that, at this time, it was in order for the Board to convene as the Auditor Selection Committee to review the results of the auditor selection criteria from the responding firms.

Mr. Pierman explained that there were two respondents: Grau & Associates and Richie Tandoc.

A **motion** was made by Mr. Jaffe, seconded by Mr. Carter and unanimously passed rating Grau & Associates as number one, and Richie Tandoc as number 2, and recessing the Auditor Selection Committee and resuming the Regular Board Meeting.

Sitting as the Board, a **motion** was made by Mr. Jaffe, seconded by Mr. Carter and unanimously passed accepting the recommendation of the Auditor Selection Committee and directing staff to enter into negotiations with the highest ranked firm.

M. ADMINISTRATIVE MATTERS

Mr. Pierman reminded the Board to complete their ethics training before the end of the year and noted that the next meeting would be held on April 16, 2026.

N. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Jaffe, seconded by Mr. Carter and passed unanimously adjourning the meeting at 9:34 a.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Banyan Cay Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for July 16, 2026 at 9:00 a.m. at the offices of Special District Services, Inc., 2501A Burns Rd., Palm Beach Gardens, FL 33410, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 16th day of April, 2026.

ATTEST:

**BANYAN CAY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman



Reply to: West Palm Beach

MEMORANDUM

TO: Banyan Cay Community Development District
FROM: William G. Capko
DATE: January 8, 2026
SUBJECT: **2026 Hourly Billing Rates**

Happy New Year! In accordance with our Engagement Agreement with you, please find enclosed our Firm’s 2026 Hourly Billing Rates. In adjusting these rates, we considered current market conditions, the services we provide and the costs that are included in the rate. We are confident that our 2026 rates are fair and highly competitive within our areas of practice and for our range of experience.

We remain committed to providing you with the best possible legal services. To this end we have assembled one of the best legal teams in Florida. We also continue to make significant investments in our technology that are needed to provide the standard of service that you expect. We value your trust, and we are committed to validating that trust.

Next month’s invoice will reflect the 2026 rates. Please do not hesitate to call me if you have any questions, or if you would like to discuss any of these changes.

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Lewis Longman & Walker, P.A.

2026 Hourly Rates

Shareholders and Of Counsel	\$650.00
Senior Attorneys	\$420.00 - \$650.00
Associate Attorneys	\$370.00 - \$415.00
Paralegals & Law Clerks	\$300.00