

**Summerstone Community Development District**  
**2300 Glades Road, Suite 410W • Boca Raton, Florida 33431**  
**Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889**

As many of you may already know, you live in Summerstone Community Development District ("CDD"), but you may not be familiar with what a CDD is [and how you might currently become a board member since we are looking for new board members!](#) To be qualified, you MUST be a U.S. citizen and a Florida resident. You must be registered to vote with an address in the CDD (and of course reside in the CDD) for a Board seat. The information below highlights some of the key items about CDD's and two websites have been provided as a reference as well. If you have any questions, please feel free to contact the CDD's District Manager, Jamie Sanchez at 561.571.0010 (work), 561.512.9027 (cell), or via email at [sanchezj@whhassociates.com](mailto:sanchezj@whhassociates.com).

In case you are wondering, the CDD District Manager/District Management team is not part of the Property Manager/Property Management company and each group has separate and distinct responsibilities. In many cases, the CDD will contract with the HOA to perform maintenance functions, and in turn, there will be interaction between the CDD and the HOA., and the property manager/property management company.

**Definition of a CDD:** A community development district ("CDD") is an independent special-purpose unit of local government, most often established at the request of a developer or landowner with governmental approval. CDDs offer an attractive and cost-effective means of providing for the financing and management of major infrastructure systems and services to support the development of new communities.

**How are CDD's established:** The law contemplates establishment of CDDs of less than 1,000 acres in size by county (or municipal) ordinance. CDDs of more than 1,000 acres are established by adoption of administrative rule of the Florida Land and Water Adjudicatory Commission ("FLWAC"). The powers and abilities of all CDDs, regardless of their method of creation, is the same, namely, Chapter 190, Florida Statutes.

**What are the general responsibilities of a board member:** The Summerstone Community Development District CDD Board typically meets 4-5 times per year, but may meet more often if necessary. Board meetings typically last one (1) hour, depending upon the business to be conducted by the Board. Prior to the meeting, each Supervisor is supplied with an agenda package, which will contain the documents pertaining to the business to be considered by the Board at a particular meeting. A Supervisor should be willing to spend time reviewing these packages prior to each meeting, and may consult with District Staff (General Counsel, Management, Engineering, etc.) concerning the business to be addressed. A summary of the responsibilities is listed below:

- Comply with the Sunshine Amendment and Code of Ethics for Public officers
- Attend and participate in CDD board meetings
- Provide input and approve the Annual Budget
- Plan for the future needs of the CDD

Additional information may be found on the following websites:

Summerstone CDD website: [Summerstone CDD - Official Site](#)  
Wrathell, Hunt and Associates, LLC website: <http://www.whhassociates.com/>