

PALM BAY

COMMUNITY DEVELOPMENT DISTRICT

July 10, 2025

BOARD OF SUPERVISORS PUBLIC HEARING AND REGULAR MEETING AGENDA

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Palm Bay Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-Free (877) 276-0889

July 3, 2025

Board of Supervisors
Palm Bay Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Palm Bay Community Development District will hold Public Hearings and a Regular Meeting on July 10, 2025 at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Adopting a Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and Providing An Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-09, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date
5. Acceptance of Unaudited Financial Statements as of May 31, 2025
6. Approval of April 10, 2025 Regular Meeting Minutes

7. Staff Reports

- A. District Counsel: *Straley Robin Vericker*
- B. District Engineer: *Landmark Engineering & Surveying Corp.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 191 Registered Voters as of April 15, 2025
 - NEXT MEETING DATE: October 9, 2025 at 9:00 AM
 - QUORUM CHECK

SEAT 1	ROB BERGMAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	SPEROS MARGETIS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JOE ASCHENBRENNER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JOSEPH TIMBERLAKE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	WIN WILLIAMSON	☐ IN PERSON	☐ PHONE	☐ NO

8. Public Comments: Non-Agenda Items

9. Supervisors' Requests

10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

3A

Serial Number
25-01721H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Palm Bay CDD Fiscal Year 2025-2026 Budget Board of Supervisors Meeting on 7/10/25 @ 9:00 AM

in the Court, was published in said newspaper by print in the issues of 6/20/2025

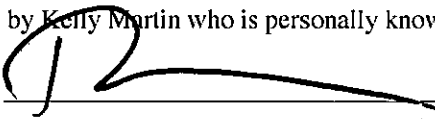
Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,
20th day of June, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE PALM BAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Palm Bay Community Development District (the "District") will hold a public hearing and a meeting on Thursday, July 10, 2025, at 9:00 a.m. at the Courtyard by Marriott Tampa/Oldsmar located at 4014 Tampa Road, Oldsmar, Florida 34677.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.palmbaycdd.net or may be obtained by contacting the District Manager's office via email at adamsc@whhassociates.com or via phone at (561) 571-0010 or Toll Free 1-(877) 276-0889.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Chesley "Chuck" Adams, District Manager
June 20, 2025

25-017211

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Palm Bay Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Palm Bay Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$341,181, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$203,971
Enterprise Fund	\$137,210
Total All Funds*	\$341,181

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED on this 10th day of July, 2025.

Attested By:

**Palm Bay Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Exhibit A: FY 2025-2026 Adopted Budget

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
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**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy - gross	\$ 192,209				\$ 212,209
Allowable discounts (4%)	(7,688)				(8,488)
Assessment levy - net	184,521	\$ 160,871	\$ 25,000	\$ 185,871	203,721
Interest & miscellaneous	250	15	235	250	250
Total revenues	184,771	160,886	25,235	186,121	203,971
EXPENDITURES					
Professional & administrative fees					
Supervisors	5,383	1,076	3,200	4,276	5,383
Management	18,536	7,723	10,813	18,536	18,536
Audit	7,200	2,000	5,200	7,200	7,200
Legal	2,000	-	1,000	1,000	2,000
Postage	425	241	184	425	425
Meeting room	1,000	732	268	1,000	1,000
Insurance	8,400	8,494	(94)	8,400	8,400
Printing and binding	548	228	320	548	548
Legal advertising	2,000	1,256	744	2,000	2,000
Other current charges	800	475	325	800	800
Annual district filing fee	175	175	-	175	175
Website	705	705	-	705	705
ADA website compliance	205	-	205	205	205
Tax bills	675	-	675	675	675
Total professional & administrative fees	48,052	23,105	22,840	45,945	48,052
Parks and recreation services					
Boat lift repair and maintenance	6,000	3,833	2,167	6,000	8,000
Lake maintenance	2,500	3,472	(972)	2,500	3,500
2022 Note repayment	43,042	1,492	41,550	43,042	41,521
Total parks and recreation	51,542	8,797	42,745	51,542	53,021
Access Control/Entry					
Telephone - gate	3,000	1,491	1,509	3,000	3,000
Insurance - property and casualty	5,000	7,388	-	7,388	7,600
Repair and maintenance - gate	28,000	21,414	10,000	31,414	30,000
Landscape maintenance	16,000	6,230	8,500	14,730	16,000
Contingency	750	312	438	750	6,171
Total access control	55,750	36,835	23,447	60,282	65,771

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Roadway/signage/street lighting					
Electric utility service	16,000	7,095	7,500	14,595	16,000
Repairs and maintenance	3,000	735	1,000	1,735	10,000
Total roadway/signage/street lighting	<u>19,000</u>	<u>7,830</u>	<u>8,500</u>	<u>16,330</u>	<u>26,000</u>
Other fees & charges					
Property appraiser & tax collector	6,727	3,214	3,513	6,727	7,427
Total other fees & charges	<u>6,727</u>	<u>3,214</u>	<u>3,513</u>	<u>6,727</u>	<u>7,427</u>
 Total expenditures and other charges	 <u>181,071</u>	 <u>79,781</u>	 <u>101,045</u>	 <u>180,826</u>	 <u>200,271</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 3,700	 81,105	 (75,810)	 5,295	 3,700
 Fund balance - beginning (unaudited)	 90,474	 70,950	 152,055	 70,950	 76,245
Fund balance - ending (projected)	<u><u>\$ 94,174</u></u>	<u><u>\$ 152,055</u></u>	<u><u>\$ 76,245</u></u>	<u><u>\$ 76,245</u></u>	<u><u>\$ 79,945</u></u>

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Supervisors	\$ 5,383
Statutory set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates meeting five times.	
Management	18,536
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financing's and finally operate and maintain the assets of the community.	
Audit	7,200
The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the Rules of the Florida Auditor General.	
Legal	2,000
Straley, Robin, Vericker provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Postage	425
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Meeting room	1,000
The use of the room for board meetings.	
Insurance	8,400
The District carries public officials liability and general liability insurance. The limit of liability for this coverage is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Printing and binding	548
Letterhead, envelopes, copies, etc.	
Legal advertising	2,000
The District advertises in the Tampa Tribune for monthly meetings, special meetings, public hearings, bidding, etc. Based on prior year's experience.	
Other current charges	800
Bank charges and other miscellaneous expenses incurred during the year.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Website	705
ADA website compliance	205
Tax bills	675

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (Continued)

Parks and recreation services

The following categories are considered to be incidental to the daily operations.	
Boat lift repair and maintenance	8,000
The District is responsible for the repair and maintenance of the boat lift.	
Lake maintenance	3,500
The District is responsible for the repair and maintenance of its water management facilities.	
2022 Note repayment	41,521
The District anticipates miscellaneous capital repairs and annual repayment of 2021 note beginning in fiscal year 2022 and ending in 2026.	

Access Control/Entry

Telephone - gate	3,000
For communication purposes at the gate, which includes monthly services with Spectrum and Frontier.	
Insurance - property and casualty	7,600
This item covers the property and casualty of the District's facilities, which is the catwalk at the marina (\$25,000), lift station (\$50,000), security gate (\$50,000), fountain (\$5,000), boat lift (\$125,000), entrance sign (\$4,000) for a total of \$259,000.	
Repair and maintenance - gate	30,000
The District is responsible for the repair and maintenance of the facilities. For fiscal year 2025 this also includes recurring monthly costs for Envera gate monitoring.	
Landscape maintenance	16,000
This District contracts with an outside company to maintain the landscaping of District land. The contract provides for equipment, labor and materials. Costs also include mulching, tree trimming, on-call services and blowing off streets (twice monthly).	
Capital outlay	3,000
For fiscal year 2026, this continues to include capital reinvestment costs for updating the main entry landscaping etc.	
Contingency	6,171
The purpose of this account is to provide for unexpected expenditures that may be incurred during the upcoming fiscal year.	

Roadway/signage/street lighting

The following categories are considered to be incidental to the daily operations.	
Electric utility service	16,000
Repairs and maintenance	10,000
Other Fees & Charges	
Property appraiser & tax collector	7,427
The tax collector's fee is 2% of the assessments.	
Total expenditures	<u><u>\$200,271</u></u>

Palm Bay

Community Development District

2022 Note

\$200,000

Amortization Schedule

Payment	Payment	Interest	Principal	Remaining
11/01/2025	766.67	766.67	-	40,000.00
05/01/2026	40,754.17	754.17	40,000.00	-
Total	\$41,520.84	\$1,520.84	\$40,000.00	

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Actual & Projected	Budget FY 2026
OPERATING REVENUES					
Assessment levy - gross	\$ 24,167				\$ 28,333
Allowable discounts (4%)	(967)				(1,133)
Assessment levy - net*	23,200	\$ 20,086	\$ 3,114	\$ 23,200	27,200
Water and sewer	110,000	58,945	75,000	133,945	110,000
Interest	10	-	10	10	10
Total revenues	133,210	79,031	78,124	157,155	137,210
OPERATING EXPENDITURES					
Water and sewer - county	95,767	43,998	51,769	95,767	95,767
Maintenance costs*	21,000	14,857	15,000	29,857	25,000
Other current charges*	2,200	628	1,572	2,200	2,200
Total operating expenditures	118,967	59,483	68,341	127,824	122,967
Operating income	14,243	19,548	9,783	29,331	14,243
NONOPERATING REVENUES/(EXPENSES)					
Property appraiser	(348)	-	(348)	(348)	(408)
Tax collector	(464)	(401)	(63)	(464)	(544)
Total nonoperating revenues/(expenses)	(812)	(401)	(411)	(812)	(952)
Change in net assets	13,431	19,147	9,372	28,519	13,291
Total net assets - beginning (unaudited)	13,431	(20,675)	(1,528)	(20,675)	7,844
Total net assets - ending (projected)	\$ 26,862	\$ (1,528)	\$ 7,844	\$ 7,844	\$ 21,135

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Assessment Summary					
Description	General Fund	Debt Service Fund	Enterprise Fund	Total assessment	Percent change over prior year
Fiscal year 2026	\$ 2,122.09	\$ -	\$ 283.33	\$ 2,405.42	10.51%
Fiscal year 2025	\$ 1,935.07	\$ -	\$ 241.67	\$ 2,176.74	

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

4A

Serial Number
25-01691H



Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting

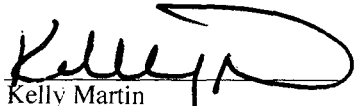
in the matter of Palm Bay CDD Fiscal Year 2025-2026 Budget Board of Supervisors Meeting on 7/10/25 @ 9:00 AM

in the Court, was published in said newspaper by print in the

issues of 6/13/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

13th day of June, 2025 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)


Pamela A Nelson
Comm.:HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

Notice of Public Hearing and Board of Supervisors Meeting of the
Palm Bay Community Development District

The Board of Supervisors (the "Board") of the Palm Bay Community Development District (the "District") will hold a public hearing and a meeting on Thursday, July 10, 2025, at 9:00 a.m. at the Courtyard by Marriott Tampa/Oldsmar located at 4014 Tampa Road, Oldsmar, Florida 34677.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.palmbaycdd.net, or may be obtained by contacting the District Manager's office via email at adamsc@whhassociates.com or via phone at (561) 571-0010 or Toll Free 1-(877) 276-0889.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Land Use	Total # of Units	ERU Allocation per Unit	Proposed Annual O&M* (October 1, 2025 - September 30, 2026)	Current Annual O&M Assessment* (October 1, 2024 - September 30, 2025)	Change in Annual Dollar Amount
Platted Lot	100	1.00	\$2,405.42	\$2,176.74	\$228.68

* Includes costs of collection and early payment discount allowance

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

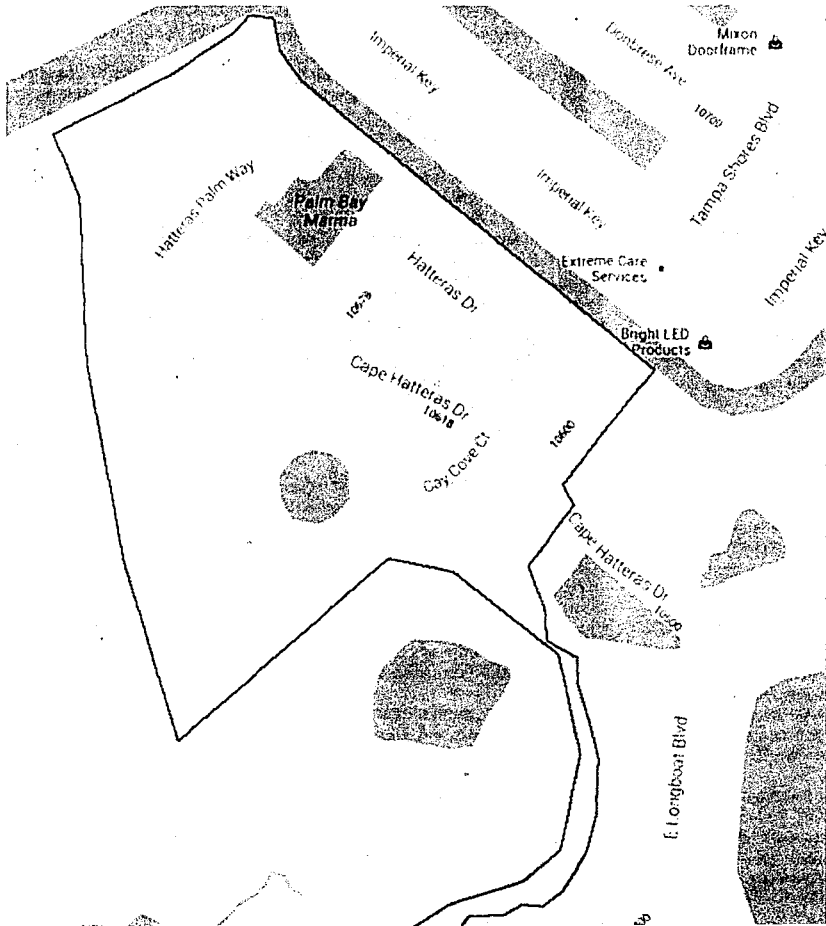
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Chesley "Chuck" Adams, District Manager



PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis, am employed by **Wrathell, Hunt and Associates, LLC**, and, in the course of that employment, serve as Financial Analyst for the **Palm Bay Community Development District**.
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on June 9, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 190, 197 and/or 170, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 9th day of Palm Bay 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC


Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

Palm Bay Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

June 9, 2025

[This is Not a Bill - Do Not Pay]

By US Mail, First Class Delivery

Parcel ID:

Re: *Palm Bay Community Development District*
Notice of Public Hearing on Operation and Maintenance Assessments

Land Use	Total # of Units	ERU Allocation per Unit	Proposed Annual O&M Assessment* (October 1, 2025 – September 30, 2026)	Current Annual O&M Assessment* (October 1, 2024 – September 30, 2025)	Change in Annual Dollar Amount
Platted Lot	100	1.00	\$2,405.42	\$2,176.74	\$228.68

* Includes costs of collection and early payment discount allowance

Dear Property Owner:

The Palm Bay Community Development District (“**District**”) will hold a public hearing on **Thursday, July 10, 2025, at 9:00 a.m. at the Courtyard by Marriott Tampa/Oldsmar located at 4014 Tampa Road, Oldsmar, Florida 34677** to receive public comments on the proposed adoption of its operation and maintenance budget (the “**O&M Budget**”) for its upcoming fiscal year (which runs from October 1 – September 30) and the proposed levy of its annually recurring non-ad valorem special assessments to fund the O&M Budget (“**O&M Assessments**”)¹. You are receiving this notice because County records indicate that you are a property owner within the District.

As you may know, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes. The District owns and maintains certain types of infrastructure improvements within the District. Although the O&M Budget has not been finalized the District’s reasoning behind the proposed increase² is to cover increased costs in operations and maintenance and to ensure the District is able to maintain its infrastructure. The O&M Assessments pay for the items described in the O&M Budget, including, but not limited to, administrative costs, maintenance and upkeep throughout the community, and capital projects. The District expects to annually collect no more than \$240,542, inclusive of the cost of collection and early payment discounts, in gross revenue as a result of the O&M Assessment. The proposed O&M Assessment for your property is shown in the chart above by finding the applicable product type to your property and is inclusive of the cost of collection and early payment discounts.

¹ The O&M Assessments are in addition to the District’s debt assessments or other assessments (if any). The tax bill combines the District’s assessments. There are no changes to the District’s other assessments from the previous year.

²If approved this amount will serve as the “maximum rate” for future O&M Assessments and no mailed notice will be provided unless there is a proposed increase or another criterion within Section 197.3632(4), Florida Statutes is triggered.

The O&M Assessments are allocated based on benefit from the operations and services of the District pursuant to an equivalent residential unit (“ERU”) basis. ERU’s are units of measurement assigned to each lot according to its product type as described in the O&M Budget. The assessment amount for each lot is calculated by dividing the budget by the total ERUs and then multiplying that number by the ERU factor for the product type.

The O&M Assessments (as well as any debt assessments or other District assessments) are collected by the County Tax Collector on the County tax bill. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. By operation of law, the District’s assessments each year constitute a lien against your property located within the District just as do each year’s property taxes. It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property or a foreclosure action to be filed against the property which may result in loss of title.

Please note that you have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within 20 days of the date of this letter. The public hearing may be continued to a date, time, and place certain that will be announced at the hearing.

A copy of the proposed budget and the agenda may be viewed on the District’s website at least 2 days before the meeting. I hope this information is helpful. If you have any questions, please do not hesitate to contact my office at the address listed in the header above, via email at adamsc@whhassociates.com, or via phone at (561) 571-0010 or Toll Free 1-(877) 276-0889.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Adams".

Chesley “Chuck” Adams
District Manager

Strap	Folio	Mail_Name	Mail_Addr1	Mail_City	Mail_State	Mail_Zip
1728330BM000000000710U	0057556088	ADAM D AND EMILY H BARAN	5801 HATTERAS PALM WAY	TAMPA	FL	33615-4271
1728330BM000000000090U	0057556006	AMANDA JEAN CARTER	10617 CAPE HATTERAS DR	TAMPA	FL	33615-4268
1728330BM000000000170U	0057556022	AMELIA TORRES-RIVERA	10624 HATTERAS DR	TAMPA	FL	33615-4280
1728330BL0000000000990U	0057555978	ANDREA B DARLINF DECORTES AND JAVIER CORTES	10604 CAPE HATTERAS DR	TAMPA	FL	33615-4267
1728330BL0000000000940U	0057555968	ANTHONY AND STEPHANIE RICHARDS	5803 CAY COVE CT	TAMPA	FL	33615-4269
1728330BM0000000000770U	0057556100	ASHLEE FAYE KIRKLAND	10706 CAPE HATTERAS DR	TAMPA	FL	33615-4276
1728330BM0000000000460U	0057556038	BEN BENGELLOUN	10637 HATTERAS DR	TAMPA	FL	33615-4275
1728330BL0000000000300U	0057555938	BENJAMIN AND GORDANA D SELAGEA	10605 HATTERAS DR	TAMPA	FL	33615-4275
1728330BM0000000000560U	0057556058	BENJAMIN WHITED AND SARA MORRIS	5907 HATTERAS PALM WAY	TAMPA	FL	33615-4273
1728330BM0000000000530U	0057556052	BRANDON JACOB AND KAREN JANISH MICKO	5901 HATTERAS PALM WAY	TAMPA	FL	33615-4273
1728330BM0000000000410U	0057556028	BRIAN O AND PATRICIA W BENDER	10627 HATTERAS DR	TAMPA	FL	33615-4275
1728330BM0000000000790U	0057556104	CAMERON AND CHRISTINA WRENNALL	10702 CAPE HATTERAS DR	TAMPA	FL	33615-4276
1728330BL0000000000970U	0057555974	CHRIS L JENSEN	5251 CHELSEA ST	LA JOLLA	CA	92037-7911
1728330BM0000000000830U	0057556112	CHRISTINA GARAWAY	10620 CAPE HATTERAS DR	TAMPA	FL	33615-4267
1728330BL0000000000240U	0057555926	CHRISTINE B AND ROGER JR SUTTER	10610 HATTERAS DR	TAMPA	FL	33615-4274
1728330BL0000000000350U	0057555948	CHRISTOPHER M AND CHRISTIE LEE MAZZA/ LIFE ESTATE	10615 HATTERAS DR	TAMPA	FL	33615-4275
1728330BM0000000000750U	0057556096	DANIEL DI GIUSTO	10708 CAPE HATTERAS DR	TAMPA	FL	33615-4276
1728330BM0000000000670U	0057556080	DANIEL JASON GREENBERG	5808 HATTERAS PALM WAY	TAMPA	FL	33615-4270
1728330BM0000000000810U	0057556108	DAVID AND LINDA CHRISTINA RAUSCHER	10624 CAPE HATTERAS DR	TAMPA	FL	33615-4267
1728330BL0000000000060U	0057555912	DEAN GAMILI	10611 CAPE HATTERAS DR	TAMPA	FL	33615-4268
1728330BM0000000000120U	0057556012	EDWIN L WILLIAMSON	10642 HATTERAS DR	TAMPA	FL	33615-4280
1728330BM0000000000630U	0057556072	ERIC A AND BRIANNA C SCHERDEN	5906 HATTERAS PALM WAY	TAMPA	FL	33615-4272
1728330BL0000000000330U	0057555966	ERIC H DOCTORS/TRUSTEE	5801 CAY COVE CT	TAMPA	FL	33615-4269
1728330BM0000000000800U	0057556106	ERNESTO JOSE VERDECIA AND DANIEL HAZAN	10626 CAPE HATTERAS DR	TAMPA	FL	33615-4267
1728330BM0000000000590U	0057556064	FELICIA A FERREIRA/LIFE ESTATE	5914 HATTERAS PALM WAY	TAMPA	FL	33615-4272
1728330BM0000000000480U	0057556042	GREGORY J AND FELICIA E FROELICH	10641 HATTERAS DR	TAMPA	FL	33615-4275
1728330BL0000000000030U	0057555906	HALE A INOCENTE	10605 CAPE HATTERAS DR	TAMPA	FL	33615-4268
1728330BL0000000000050U	0057555910	HANNAH JOHNSON AND LOGAN O'BRYAN	10609 CAPE HATTERAS DR	TAMPA	FL	33615-4268
1728330BL0000000000030U	0057555944	HAROLD ADAM SAUL AND BARBARA ANN SAUL LIFE ESTATE	10611 HATTERAS DR	TAMPA	FL	33615-4275
1728330BL0000000000180U	0057555914	HASIDIN AND AIDA MAVRIC	10622 HATTERAS DR	TAMPA	FL	33615-
1728330BM0000000000600U	0057556066	I B ALEXANDER JR AND MARJORIE ALEXANDER VERMEULEN	5912 HATTERAS PALM WAY	TAMPA	FL	33615-4272
1728330BL0000000000220U	0057555922	IAN M BROWN	10614 HATTERAS DR	TAMPA	FL	33615-4274
1728330BL0000000000270U	0057555932	ISAAC HAUK	10604 HATTERAS DR	TAMPA	FL	33615-4274
1728330BM0000000000580U	0057556062	JAMES J AND JULIA A PRATT LIFE ESTATE	5915 HATTERAS PALM WAY	TAMPA	FL	33615-4273
1728330BL0000000000200U	0057555918	JAMES STEPHEN AND DIANE BALMER	10618 HATTERAS DR	TAMPA	FL	33615-4274
1728330BL0000000000880U	0057555956	JANE M DARLING	5810 CAY COVE CT	TAMPA	FL	33615-4269
1728330BM0000000000430U	0057556032	JAYESH S AND JAYSHREE J SHAH	10631 HATTERAS DR	TAMPA	FL	33615-4275
1728330BM0000000000780U	0057556102	JEFFERY M AND APRIL S GANO	10704 CAPE HATTERAS DR	TAMPA	FL	33615-4276
1728330BM0000000000610U	0057556068	JEFFREY LYNN AND FRANCESCA MORO	5910 HATTERAS PALM WAY	TAMPA	FL	33615-4272
1728330BM0000000000660U	0057556078	JEREMY A AND WENDY C POPIELARCHECK	5810 HATTERAS PALM WAY	TAMPA	FL	33615-4270
1728330BM0000000000140U	0057556016	JINAH RORDAM	10638 HATTERAS DR	TAMPA	FL	33615-4280
1728330BM0000000000760U	0057556098	JOERG HEISTERMANN AND SYLVIE DI GIUSTO	10708 CAPE HATTERAS DR	TAMPA	FL	33615-4276
1728330BL0000000000250U	0057555928	JOHN ALBERT AND WENDY C HINKEN	10608 HATTERAS DR	TAMPA	FL	33615-4274
1728330BM0000000000860U	0057556118	JOHN AND SHAWNA GREGORY	10614 CAPE HATTERRAS DR	TAMPA	FL	33615-
1728330BL0000000000210U	0057555920	JOHN D AND LAURA A PASSARIELLO	10616 HATTERAS DR	TAMPA	FL	33615-4274
1728330BL0000000000020U	0057555904	JOHN D GALBAVY AND RACHEL S SINGH-GALBAVY	10603 CAPE HATTERAS DR	TAMPA	FL	33615-4268
1728330BM00000000000500U	0057556046	JOHN RICHARD AND KATHERINE M LYON/LIFE ESTATE	10709 CAPE HATTERAS DR	TAMPA	FL	33615-4277
1728330BM0000000000870U	0057556120	JOSEPH AND ELAINE ASCHENBRENNER /TRUSTEES	10612 CAPE HATTERAS DR	TAMPA	FL	33615-4267
1728330BM0000000000720U	0057556090	JOSEPH AND PAULA TRAINOR	5805 HATTERAS PALM WAY	TAMPA	FL	33615-4271
1728330BM0000000000550U	0057556056	JOSEPH F TIMBERLAKE	5905 HATTERAS PALM WAY	TAMPA	FL	33615-4273
1728330BM0000000000150U	0057556018	JOSHUA CONSTANTINO AND SUAIL LUZ FABROS	12187 HIGH ROCK WAY	PARRISH	FL	34219-2332
1728330BL0000000000890U	0057555958	JUDITH A AND DAVID L ANDERSON	5808 CAY COVE CT	TAMPA	FL	33615-4269
1728330BM0000000000850U	0057556116	JULIE MCCANN AND JESS VAN JOHNSTON III	10616 CAPE HATTERAS DR	TAMPA	FL	33615-4267
1728330BL0000000000290U	0057555936	JUSTIN D AND FLOR A MATTHEWS	10603 HATTERAS DR	TAMPA	FL	33615-4275
1728330BL0000000000900U	0057555960	KATHALIN CARVALHO	5806 CAY COVE CT	TAMPA	FL	33615-4269
1728330BM0000000000740U	0057556094	KENNETH AND HEIDI WINSOR	10712 CAPE HATTERAS DR	TAMPA	FL	33615-4276
1728330BL0000000000280U	0057555934	KRISTIAN LAFAVE AND JESSICA P MUROFF LIFE ESTATE	10601 HATTERAS DR	TAMPA	FL	33615-4275
1728330BL0000000000380U	0057555954	LAND TRUST SERVICE CORPORATION/TRUSTEE	PO BOX 186	LAKE WALES	FL	33859
1728330BL0000000000260U	0057555930	LEONOR QEVA	10606 HATTERAS DR	TAMPA	FL	33615-4274
1728330BL0000000000320U	0057555942	LORA PEA	10609 HATTERAS DR	TAMPA	FL	33615-4275
1728330BM000000000080U	0057556004	LUIS ROBERT	10615 CAPE HATTERAS DR	TAMPA	FL	33615-4268
1728330BM0000000000840U	0057556114	LYNETTE PETSINGER	10618 CAPE HATTERAS DR	TAMPA	FL	33615-4267
1728330BL0000000000360U	0057555950	MARITZA M NUNEZ	10617 HATTERAS DR	TAMPA	FL	33615-4275
1728330BL0000000000920U	0057555964	MARK VICTOR MURRAY	5802 CAY COVE CT	TAMPA	FL	33615-4269
1728330BL0000000000230U	0057555924	MICHAEL AARON HAUK AND REBECCA DELORES DEVANE	10612 HATTERAS DR	TAMPA	FL	33615-4274
1728330BM0000000000100U	0057556008	MICHAEL AND JESSICA MIZRAHI	10619 CAPE HATTERAS DR	TAMPA	FL	33615-4268
1728330BM0000000000450U	0057556036	MICHAEL AND MARIANA AFLOAREI	10635 HATTERAS DR	TAMPA	FL	33615-4275
1728330BM0000000000070U	0057556002	MICHAEL ARTHUR DETRICK AND NANCY MARIE VANSCOY	10613 CAPE HATTERAS DR	TAMPA	FL	33615-4268
1728330BM0000000000520U	0057556050	MICHAEL C AND VALERIE R RAYMONDO	10713 CAPE HATTERAS DR	TAMPA	FL	33615-4277
1728330BL0000000000340U	0057555946	MICHAEL L AND JULIE R LEWIS	10613 HATTERAS DR	TAMPA	FL	33615-4275
1728330BM0000000000730U	0057556092	MICHAEL P AND INGRID L ROONEY	5809 HATTERAS PALM WAY	TAMPA	FL	33615-4271
1728330BM0000000000510U	0057556048	MOHAMMED FAISAL ABUKHDEIR/TRUSTEE	10711 CAPE HATTERAS DR	TAMPA	FL	33615-4277
1728330BM0000000000820U	0057556110	NIKOLAOS PAPANGELIS	10622 CAPE HATTERAS DR	TAMPA	FL	33615-4267
1728330BM0000000000650U	0057556076	OLIVIA BAKKEN AND JAMES E PROPST II	5902 HATTERAS PALM WAY	TAMPA	FL	33615-4272
1728330BM0000000000420U	0057556030	OZAN MUSTAFA DENNIS LANE	10629 HATTERAS DR	TAMPA	FL	33615-4275
1728330BM0000000000490U	0057556044	RANDY LEE AD ESZTER MCGLOTHIN	10705 CAPE HATTERAS DR	TAMPA	FL	33615-4277
1728330BM0000000000470U	0057556040	RAYMOND T AND JUDITH B JONES	10639 HATTERAS DR	TAMPA	FL	33615-4275
1728330BL00000000000960U	0057555972	RHETT L RUSHING AND CRYSTAL R WARES	5807 CAY COVE CT	TAMPA	FL	33615-4269
1728330BL0000000000190U	0057555916	RICHARD FINNERTY	10620 HATTERAS DR	TAMPA	FL	33615-4274
1728330BL000000001000U	0057555980	ROBERT S BERGMAN AND KIKI H TRAN-BERGMAN	10602 CAPE HATTERAS DR	TAMPA	FL	33615-4267
1728330BL0000000000910U	0057555962	ROGER J RAMIREZ	5804 CAY COVE CT	TAMPA	FL	33615-4269
1728330BL000000000010U	0057555902	RONALD JAMES GRAY JR	10601 CAPE HATTERAS DR	TAMPA	FL	33615-4268
1728330BL0000000000950U	0057555970	RYAN K MACINA	5805 CAY COVE CT	TAMPA	FL	33615-4269
1728330BM00000000000570U	0057556060	SCOTT AND MARGARET NEAL	5913 HATTERAS PALM WAY	TAMPA	FL	33615-4273
1728330BM0000000000620U	0057556070	SEAN PATRICK FETCHO/ LIFE ESTATE	5908 HATTERAS PALM WAY	TAMPA	FL	33615-4272
1728330BM0000000000640U	0057556074	SHARON L HOUSER	5904 HATTERAS PALM WAY	TAMPA	FL	33615-4272
1728330BM0000000000130U	0057556014	SOANVI LLC	10642 HATTERAS DR	TAMPA	FL	33615-4280
1728330BM0000000000400U	0057556026	SPEROS MARGETIS AND KRISTIN M CONFESSORE	10625 HATTERAS DR	TAMPA	FL	33615-4275
1728330BM0000000000540U	0057556054	STEVE J LUKACHEK AND ANA MARIE CASELLAS-LUKACHEK	5903 HATTERAS PALM WAY	TAMPA	FL	33615-4273
1728330BM0000000000680U	0057556082	STEVEN MICHAEL RUTH AND DAVID J SMITH	5806 HATTERAS PALM WAY	TAMPA	FL	33615-4270

1728330BM000000000110U	0057556010	TAMARA DESIREE MILLER AND DARREK DEAN CULBERTSON	10621 CAPE HATTERAS DR	TAMPA	FL	33615-4268
1728330BL000000000310U	0057555940	TESA LYNN LANOY	10607 HATTERAS DR	TAMPA	FL	33615-4275
1728330BM000000000390U	0057556024	THEODORE AND MARISA COULURIS	10623 HATTERAS DR	TAMPA	FL	33615-4275
1728330BM000000000160U	0057556020	THIAGO C DA SILVA	10360 HATTERAS DR	TAMPA	FL	33615
1728330BL000000000370U	0057555952	THOMAS P KILKELLY	10619 HATTERAS DR	TAMPA	FL	33615-4275
1728330BL000000000040U	0057555908	TIMOTHY WAYNE AND KRISTY L CAMPBELL	10607 CAPE HATTERAS DR	TAMPA	FL	33615-4268
1728330BM000000000700U	0057556086	VICTOR C AND KELLY A LINDENMEYER	5802 HATTERAS PALM WAY	TAMPA	FL	33615-4270
1728330BM000000000690U	0057556084	WILLIAM DAVID AND STACEY LYNN LUCIUS	5804 HATTERAS PALM WAY	TAMPA	FL	33615-4270
1728330BM000000000440U	0057556034	WILLIE J HILL	10633 HATTERAS DR	TAMPA	FL	33615-4275
1728330BL000000000980U	0057555976	YINGCHUN XUE AND XUGUANG ZHANG	5811 CAY COVE CT	TAMPA	FL	33615-4269

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Palm Bay Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 10, 2025.

Attested By:

**Palm Bay Community
Development District**

Print Name:

☐ Secretary/☐ Assistant Secretary

Print Name:

☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2025**

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2025**

	<u>Major Funds</u> General	<u>Total Governmental Funds</u>
ASSETS		
Cash	\$ 74,581	\$ 74,581
Investments	573	573
Accounts receivable	250	250
Due from enterprise fund	24,418	24,418
Teco deposit	430	430
Total assets	<u>\$ 100,252</u>	<u>\$ 100,252</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Lease deposit refundable	\$ 2,700	\$ 2,700
Total liabilities	<u>2,700</u>	<u>2,700</u>
Fund Balances:		
Unassigned	97,552	97,552
Total fund balances	<u>97,552</u>	<u>97,552</u>
Total liabilities and fund balance	<u>\$ 100,252</u>	<u>\$ 100,252</u>

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 5,979	\$ 179,468	\$ 185,767	97%
Interest & miscellaneous	3	24	250	10%
Total revenues	<u>5,982</u>	<u>179,492</u>	<u>186,017</u>	96%
EXPENDITURES				
Professional				
Supervisors	-	1,076	5,383	20%
Management	1,544	12,357	18,536	67%
Audit	2,000	4,000	7,200	56%
Legal	240	665	2,000	33%
Postage	146	406	425	96%
Meeting room	-	732	1,000	73%
Insurance	-	8,494	8,400	101%
Printing and binding	45	365	548	67%
Legal advertising	-	1,256	2,000	63%
Other current charges	175	1,298	800	162%
Annual district filing fee	-	175	175	100%
Website	-	705	705	100%
ADA website compliance	-	-	205	0%
Tax bills	-	-	675	0%
Total professional	<u>4,150</u>	<u>31,529</u>	<u>48,052</u>	66%
Parks & recreation				
Boat lift repair and maintenance	1,265	6,905	6,000	115%
Lake maintenance	200	4,510	2,500	180%
2022 Note repayment	-	42,992	43,042	100%
Total parks & recreation	<u>1,465</u>	<u>54,407</u>	<u>51,542</u>	106%
Access control				
Telephone - gate	325	2,467	3,000	82%
Insurance - property & causality	-	7,388	5,000	148%
Repairs & maintenance - gate	533	26,549	28,000	95%
Landscape maintenance	-	10,432	16,000	65%
Contingency	-	2,562	750	342%
Capital outlay	-	-	3,000	0%
Total access control	<u>858</u>	<u>49,398</u>	<u>55,750</u>	89%
Roadway/signage/street lighting				
Electric utility service	1,839	12,712	16,000	79%
Repairs and maintenance	175	1,260	3,000	42%
Total roadway/signage/street lighting	<u>2,014</u>	<u>13,972</u>	<u>19,000</u>	74%

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser & tax collector	120	3,584	6,773	53%
Total other fees & charges	<u>120</u>	<u>3,584</u>	<u>6,773</u>	53%
Total expenditures	<u>8,607</u>	<u>152,890</u>	<u>181,117</u>	84%
 Excess/(deficiency) of revenues over/(under) expenditures	 (2,625)	 26,602	 4,900	
 Fund balances - beginning	 100,177	 70,950	 102,954	
Fund balances - ending	<u><u>\$ 97,552</u></u>	<u><u>\$ 97,552</u></u>	<u><u>\$ 107,854</u></u>	

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPRIETARY FUND
STATEMENT OF NET POSITION
MAY 31, 2025**

ASSETS	<u>Balance</u>
Current assets:	
Cash - SunTrust	\$ 12,335
Accounts receivable - (net of allowances for uncollectible)	19,732
Total current assets	<u>32,067</u>
Noncurrent assets:	
Utility plant and improvements	171,770
Less accumulated depreciation	<u>(171,770)</u>
Total capital assets, net of accumulated depreciation	<u>-</u>
Total noncurrent assets	<u>-</u>
Total assets	<u>32,067</u>
LIABILITIES	
Current liabilities:	
Accounts payable	7,189
Due to governmental funds	24,417
Customer deposits payable	7,650
Total liabilities	<u>39,256</u>
NET POSITION	
Unrestricted	(7,189)
Total net position	<u>\$ (7,189)</u>

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPRIETARY FUND
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 747	\$ 22,408	\$ 23,200	97%
Charges for sales and services:				
Water & sewer	13,311	95,945	110,000	87%
Interest	-	1	10	10%
Total operating revenues	<u>14,058</u>	<u>118,354</u>	<u>133,210</u>	89%
OPERATING EXPENSES				
Water & sewer - county	\$ 11,589	\$ 77,626	95,767	81%
Contractual maintenance costs	3,594	25,449	21,000	121%
Other current charges	180	1,346	2,200	61%
Total operating expenses	<u>15,363</u>	<u>104,421</u>	<u>118,967</u>	88%
Operating income	<u>(1,305)</u>	<u>13,933</u>	<u>14,243</u>	98%
NONOPERATING REVENUES/(EXPENSES)				
Property appraiser	-	-	(348)	0%
Tax collector	(15)	(447)	(464)	96%
Total nonoperating revenues/(expenses)	<u>(15)</u>	<u>(447)</u>	<u>(812)</u>	55%
Change in net position	(1,320)	13,486	13,431	
Total net position - beginning	(5,869)	(20,675)	10,430	
Total net position - ending	<u>\$ (7,189)</u>	<u>\$ (7,189)</u>	<u>\$ 23,861</u>	

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Palm Bay Community Development District held a Regular Meeting on April 10, 2025 at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677.

Present:

Joe Aschenbrenner	Vice Chair
Joseph (Jay) Timberlake	Assistant Secretary
Win Williamson	Assistant Secretary
Speros Margetis	Assistant Secretary

Also present:

Chuck Adams	District Manager
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:08 a.m.

The Oath of Office was administered to Mr. Timberlake prior to the meeting commencing.

Supervisors Aschenbrenner, Timberlake, Margetis and Williamson were present.
Supervisor Bergman was absent.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor, Joseph Timberlake [SEAT 4] (the following to be provided in a separate package)

This item was addressed during the First Order of Business.

Mr. Timberlake is familiar with the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Ratification of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Adams presented Resolution 2025-02. The slate of officers was as follows:

Robert Bergman	Chair
Joe Aschenbrenner	Vice Chair
Speros Margetis	Assistant Secretary
Win Williamson	Assistant Secretary
Joseph Timberlake	Assistant Secretary

The following prior appointments by the Board remain unaffected by the Resolution:

Chesley (Chuck) E. Adams Jr.	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Aschenbrenner and seconded by Mr. Williamson, with all in favor, Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date

Mr. Adams presented Resolution 2025-03. This is necessary because expenses exceeded budget. This action will help avoid a finding in the audit.

In response to a question, Mr. Adams stated this covers the overages in the appropriation levels for "Parks and recreation" and "Access control and entry".

On MOTION by Mr. Aschenbrenner and seconded by Mr. Margetis, with all in favor, Resolution 2025-03, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving a Proposed Operation and Maintenance Budget for Fiscal Year 2025/2026; Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting, and Publication Requirements; and Providing an Effective Date

Mr. Adams presented Resolution 2025-04. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

Mr. Adams responded to questions regarding obtaining a loan to facilitate boatlift repairs, if a claim was submitted for damages from the most recent hurricane season and levying an assessment increase.

On MOTION by Mr. Aschenbrenner and seconded by Mr. Williamson, with all in favor, Resolution 2025-04, Approving a Proposed Operation and Maintenance Budget for Fiscal Year 2025/2026; Setting a Public Hearing Thereon Pursuant to Florida Law for July 10, 2025 at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677; Addressing Transmittal, Posting, and Publication Requirements; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Adams presented Resolution 2025-05.

On MOTION by Mr. Williamson and seconded by Mr. Timberlake, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular

Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2025-06.

On MOTION by Mr. Aschenbrenner and seconded by Mr. Margetis, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Mr. Williamson and seconded by Mr. Aschenbrenner, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of Meeting Minutes

A. November 14, 2024 Landowners' Meeting

On MOTION by Mr. Timberlake and seconded by Mr. Williamson, with all in favor, the November 14, 2024 Landowners' Meeting Minutes, as presented, were approved.

B. November 14, 2024 Regular Meeting

On MOTION by Mr. Timberlake and seconded by Mr. Aschenbrenner, with all in favor, the November 14, 2024 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Straley Robin Vericker**B. District Engineer: Landmark Engineering & Surveying Corp.**

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: July 10, 2025 at 9:00 AM [Adoption of FY2026 Budget Hearing]**

- **QUORUM CHECK**

All Supervisors present confirmed their attendance at the July 10, 2025 meeting.

TWELFTH ORDER OF BUSINESS

Public Comments: Non-Agenda Items

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

A Board Member recalled that the Board previously approved a not-to-exceed amount of \$7,500 for street repairs, which was subsequently paused due to the contractor's unresponsiveness and a lack of funds. He noted that there is a slight pothole near the front gate, a degraded front entrance area and two areas with paver issues, He asked about proceeding with a limited scope for street repairs.

Discussion ensued regarding unforeseen repairs that need to be addressed, prioritizing the pothole at the entry, possible funding sources, taking out a short-term bridge loan for \$3,000, recent incidents with motorists piggybacking at the entrance gate, putting security in place during the day, installing safety signage at the front gate, sign verbiage, the need for an assessment increase, the debt service and adjusting the appropriation levels in the proposed Fiscal Year 2026 budget.

On MOTION by Mr. Aschenbrenner and seconded by Mr. Margetis, with all in favor, authorizing Staff to revise the General Fund assessment amount in the proposed Fiscal Year 2026 budget to a \$200 per unit, was approved.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Aschenbrenner and seconded by Mr. Margetis, with all in favor, the meeting adjourned at 10:25 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS



April 22, 2025

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2025, listed below.

Community Development District	Number of Registered Electors
Palm Bay CDD	191

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services



PALM BAY COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	Regular Meeting	9:00 AM
January 8, 2026	Regular Meeting	9:00 AM
April 9, 2026	Regular Meeting	9:00 AM
July 9, 2026	Regular Meeting	9:00 AM