

PBR COMMUNITY DEVELOPMENT DISTRICT

Minutes of Meeting

BOARD OF SUPERVISORS MEETING

FRIDAY, May 30, 2025, AT 10:30 A.M.

3615 LIONEL ROAD, MIMS, FL 32754

Renee Milza	Chair
Vincent Lacerenza	Assistant Secretary
Kristina Circelli	Assistant Secretary
Jonathan Henry Greene	Vice Chair

Also present were:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Verona Griffith	PFM	(via phone)
Mark Watts	Cobb Cole	(via phone)

FIRST ORDER OF BUSINESS

Call to Order

The Board of Supervisors meeting for the PBR Community Development District was called to order at approximately 10:30 a.m. Those in attendance are listed above.

Ms. Gaarlandt noted the newly elected Board members were sworn in with prior to the start of the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Gaarlandt noted there were no members of the public present.

THIRD ORDER OF BUSINESS

Nominations for Vacant Seat #2

This item was deferred as there were no nominations at this time.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
August 23, 2024, Board of**

**Supervisors' Meeting and November
7, 2024, Landowners Meeting**

The Board reviewed the minutes.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the PBR Community Development District approved the Minutes of the August 23, 2024, Board of Supervisors' Meeting and November 7, 2024, Landowners Meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-01,
Canvassing and Certifying the
Results of the Landowners' Election**

Ms. Gaarlandt reviewed the results of the Landowners' Election. Ms. Milza and Ms. Circelli each received 28 votes and will serve four-year terms. Mr. Greene received 27 votes and will serve a two-year term.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the PBR Community Development District approved Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-02,
Election of Officers**

Ms. Gaarlandt reviewed the current slate of Officers. She noted a Vice Chair needed to be chosen.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the PBR Community Development District approved Resolution 2025-02, Election of Officers, nominating Mr. Greene as Vice Chair, Ms. Circelli as Assistant Secretary, and keeping the remainder of the slate unchanged .

SEVENTH ORDER OF BUSINESS**Review of Number of Registered Voters**

Ms. Gaarlandt noted there are 0 registered voters in the District as of April 15, 2025.

EIGHTH ORDER OF BUSINESS**Seating of the Auditor Selection Committee**

Ms. Gaarlandt recommended the Board seats itself as the Auditor Selection Committee.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the PBR Community Development District approved the Seating the full Board as the Auditor Selection Committee.

NINTH ORDER OF BUSINESS**Review of Public infrastructure Fee Collections**

Ms. Gaarlandt noted this was for information only.

Ms. Griffith reviewed the updated fee collections for March and April. She noted these funds could be used for redemption of debt earlier than called for.

Mr. Watts noted the District has a deferred obligation and that can be reviewed if requested. He will follow up with Bond Counsel and the Board at the next meeting.

TENTH ORDER OF BUSINESS**Consideration of VGlobalTech Fee Increase Letter**

Ms. Gaarlandt stated this was for an increase from \$110 to \$125 monthly and they have not had an increase since 2021. This increase is reflected in the proposed budget.

ON MOTION by Ms. Circelli, seconded by Mr. Greene, with all in favor, the Board of Supervisors for the PBR Community Development District accepted VGlobalTech Fee Increase Letter.

ELEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-03, Approving a Proposed Budget for the Fiscal Year 2025- 2026 and Setting a Public Hearing thereon**

Ms. Gaarlandt recommended August 29, 2025, at 10:30 a.m., at the current location for the Public Hearing.

She noted the overall budget is unchanged from the current year, but there are some adjustments within the line items.

Ms. Griffith gave an overview of the adjustments within the line items.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the PBR Community Development District approved Resolution 2025-03, Approving a Proposed Budget for the Fiscal Year 2025-2026 and Setting a Public Hearing thereon for August 29, 2025.

TWELFTH ORDER OF BUSINESS

Consideration of Engineer's Annual Inspection Report

The Board reviewed the annual inspection report.

ON MOTION by Ms. Circelli, seconded by Ms. Milza, with all in favor, the Board of Supervisors for the PBR Community Development District accepted the Engineer's Annual Inspection Report.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposal for Engineer's Annual Inspection Report

The Board reviewed the proposal for the upcoming year's Engineer's Annual Inspection Report, in the amount of \$3,000.00.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the PBR Community Development District approved the Proposal for Engineer's Annual Inspection Report.

FOURTEENTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2024 Audit Report

Ms. Gaarlandt noted this was reviewed by District Staff and was a clean and standard audit.

ON MOTION by Mr. Greene, seconded by Ms. Milza, with all in favor, the Board of Supervisors for the PBR Community Development District accepted the Fiscal Year 2024 Audit Report.

FIFTEENTH ORDER OF BUSINESS

**Ratification of Funding Request
Numbers 198 – 206**

Ms. Gaarlandt stated these were for standard District expenses and had previously been approved.

ON MOTION by Ms. Circelli, seconded by Ms. Milza, with all in favor, the Board of Supervisors for the PBR Community Development District ratified Funding Request Numbers 198 – 206.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Funding Request
Number 207 - 208**

Ms. Gaarlandt stated these were for standard District expenses.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the PBR Community Development District approved Funding Request Number 207-208.

SEVENTEENTH ORDER OF BUSINESS

**Review of District's Financial
Position**

The Board reviewed the financials.

No Board action was required.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

**Audience Comments & Supervisor
Requests
Adjournment**

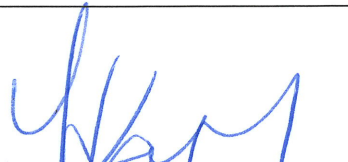
District Counsel - No report.

District Engineer - No report.

District Manager - Ms. Gaarlandt reminded the Board members of the July 1 deadline for the Form 1 filing and the required annual Ethics Training. She will send out the links for the training to the Board. Once completed, the Board can send an email to Ms. Gaarlandt to confirm.

There was no further business to discuss.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the May 30, 2025, Board of Supervisors' Meeting for the PBR Community Development District was adjourned.


Secretary/Assistant Secretary
Chairman/Vice-Chairman