

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

January 9, 2026

Board of Supervisors
PBR Community Development District

Dear Board Members:

The Board of Supervisors of the PBR Community Development District will hold a Special Meeting on January 16, 2026 at 1:00 p.m., or as soon thereafter as the matter may be heard, at the Mims/Scottsdale Library, 3615 Lionel Road, Mims, Florida 32754. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office [Seat 2] *(the following to be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - 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
4. Consideration of District Management Transition Items
 - A. Acceptance of Termination of PFM Group Consulting, LLC District Management Services
 - B. Consideration of Resolution 2026-01, Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant; and Providing an Effective Date
 - I. Consideration of Agreement for Management Services
 - C. Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date
 - D. Consideration of Resolution 2026-03, Designating a Public Depository for Funds of the District and Providing an Effective Date

ATTENDEES:

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

- E. Consideration of Resolution 2026-04, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date
 - F. Consideration of Resolution 2026-05, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
 - G. Consideration of Resolution 2026-06, Designating the Location of the Local District Records Office and Providing an Effective Date
 - H. Consideration of Strange Zone, Inc., Quotation #M26-002 for District Website Creation & Development, Maintenance, Hosting & Email, Domain Registration, ADA Monitoring /Audit
5. Consideration of Financing Related Items
- A. Resolution 2026-07, [Delegation Resolution]
 - B. Ancillary Documents
 - I. Acquisition Agreement
 - II. Collection Agency Agreement
6. NEXT MEETING DATE: _____, 2026 [Board Transition]
- QUORUM CHECK

SEAT 1	RENEE MILZA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	VACANT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	VINCENT LACERENZA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	KRISTINA CIRCELLI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JONATHAN HENRY GREENE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 7. Board Members' Comments/Requests
- 8. Public Comments
- 9. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513