

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

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

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 to Michael J Woods [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: *Wrathell, Hunt and Associates, LLC*
 - 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
- 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, Authorizing the Issuance of Not to Exceed \$21,000,000 Aggregate Principal Amount of its PBR Community Development District Capital Improvement Revenue Bonds in One or More Series (the "Bonds"); Determining Certain Details of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture and a First Supplemental Trust Indenture; Authorizing the Issuance and Negotiated Sale of the Series 2026A Bonds and the Negotiated Private Placement of the Series 2026B Bonds as Provided Herein Pursuant to the Parameters Set Forth in this Resolution; Appointing an Underwriter of the Series 2026A Bonds; Approving the Form of Bond Purchase Contract With Respect to the Series 2026A Bonds to the Underwriter; Approving the Form of and Authorizing the Distribution of the Preliminary Limited Offering Memorandum and its Use by the Underwriter in Connection with the Offering for Sale of the Series 2026A Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Distribution of the Private Placement Memorandum in Connection with the Offering for Sale of the Series 2026B Bonds; Appointing a Dissemination Agent; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Authorizing the Proper Officials to Do All Things Deemed Necessary In Connection With The Issuance, Sale and Delivery of the Bonds; Making Certain Declarations; Appointing a Trustee; Providing an Effective Date and for Other Purposes
- B. Ancillary Documents
 - I. Acquisition Agreement
 - II. Collection Agency Agreement

6. NEXT MEETING DATE: _____, 2026 [Board Transition]

o 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

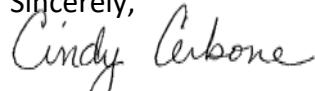
7. Board Members' Comments/Requests

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

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FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 801 901 3513