**MINUTES OF MEETING**
**PBR**
**COMMUNITY DEVELOPMENT DISTRICT**

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

**Present:**

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| Jonathan Greene | Vice Chair |
| Vinny Lacerenza | Assistant Secretary |
| Michael Woods | Assistant Secretary |
| Kristina Circelli (via telephone) | Assistant Secretary |

**Also present:**

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| Cindy Cerbone | District Manager/Wrathell, Hunt and Associates, LLC |
| Mark Watts | District Counsel |
| Jennifer Kilinski (via telephone) | Kilinski \| Van Wyk PLLC |
| Jane Gaarlandt (via telephone) | District Manager/PFM Group Consulting, LLC |

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

Ms. Gaarlandt called the meeting to order at 1:01 p.m. and noted that the Oath of Office was administered to Michael Woods prior to the meeting.

Supervisors Greene, Lacerenza and Woods were present. Supervisor Circelli attended via telephone. Supervisor Milza was not present.

**SECOND ORDER OF BUSINESS** **Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS** **Administration of Oath of Office to Michael J. Woods [Seat 2] (the following to be provided under separate cover)**

This item was discussed during the First Order of Business.

Mr. Watts provided and explained the following:

**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**

**FOURTH ORDER OF BUSINESS** **Consideration of District Management Transition Items**

**A. Acceptance of Termination of PFM Group Consulting, LLC District Management Services**

Mr. Watts thanked Ms. Gaarlandt for PFM's service to the CDD since its establishment.

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| **On MOTION by Mr. Greene and seconded by Mr. Lacerenza, with all in favor, the termination of PFM Group Consulting, LLC District Management Services, was approved.** |

**Ms. Gaarlandt left the meeting.**

**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**

Mr. Watts presented Resolution 2026-01 and the Agreement for Management Services.

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| **On MOTION by Mr. Greene and seconded by Mr. Lacerenza, with all in favor, Resolution 2026-01, Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant; and Providing an Effective Date, was adopted, and the Wrathell, Hunt and Associates, LLC Agreement for Management Services, was approved.** |

**C. Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2026-02.

The following nominations were made:

Michael J. Woods Assistant Secretary

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| Craig Wrathell | Secretary |
| Craig Wrathell | Treasurer |
| Jeffrey Pinder | Assistant Treasurer |
| Cindy Cerbone | Assistant Secretary |

No other nominations were made.

This Resolution removes the following from the Board:

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| Jane Gaarlandt | Secretary |
| Amanda Lane | Treasurer |
| Jennifer Glasgow | Assistant Treasurer |
| Rick Montejano | Assistant Treasurer |
| Verona Griffith | Assistant Treasurer |
| Amy Champagne | Assistant Treasurer |
| Jennifer Walden | Assistant Secretary |
| Gazmin Kerr | Assistant Secretary |

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

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| Renee Milza | Chair |
| Jonathan Greene | Vice Chair |
| Vincent (Vinny) Lacerenza | Assistant Secretary |
| Kristina Circelli | Assistant Secretary |

**On MOTION by Mr. Woods and seconded by Mr. Greene, with all in favor, Resolution 2026-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**D. Consideration of Resolution 2026-03, Designating a Public Depository for Funds of the District and Providing an Effective Date**

**On MOTION by Mr. Lacerenza and seconded by Mr. Woods, with all in favor, Resolution 2026-03, Designating Valley National Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

**E. Consideration of Resolution 2026-04, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

**On MOTION by Mr. Greene and seconded by Mr. Lacerenza, with all in favor, Resolution 2026-04, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.**

**F. Consideration of Resolution 2026-05, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

Ms. Cerbone presented Resolution 2026-05.

The following change was made to Resolution 2026-05:

Section 2: Change “Sumter” to “Brevard”

**On MOTION by Mr. Greene and seconded by Mr. Lacerenza, with all in favor, Resolution 2026-05, as amended, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and a location within Brevard County, Florida as the Principal Headquarters of the District and Providing an Effective Date, was adopted.**

**G. Consideration of Resolution 2026-06, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

**H. Consideration of Strange Zone, Inc., Quotation #M26-002 for District Website Creation & Development, Maintenance, Hosting & Email, Domain Registration, ADA Monitoring /Audit**

**On MOTION by Mr. Woods and seconded by Mr. Lacerenza, with all in favor, Strange Zone, Inc., Quotation #M26-002 for District Website Creation & Development, Maintenance, Hosting & Email, Domain Registration, ADA Monitoring /Audit, was approved.**

**FIFTH ORDER OF BUSINESS 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**

These items were deferred.

**SIXTH ORDER OF BUSINESS** **NEXT MEETING DATE: ____________, 2026 [Board Transition]**

○ **QUORUM CHECK**

Today's meeting will be continued to January 27, 2026 at 1:00 p.m., at this location.

Supervisors Greene, Circelli, Lacerenza and Woods confirmed their in-person attendance at the continued meeting.

**SEVENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**EIGHTH ORDER OF BUSINESS** **Public Comments**

No members of the public spoke.

**NINTH ORDER OF BUSINESS** **Adjournment**

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| **On MOTION by Mr. Woods and seconded by Mr. Lacerenza, with all in favor, the meeting recessed and was continued to January 27, 2026 at 1:00 p.m.** |

**PBR CDD** **January 16, 2026**

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Secretary/Assistant Secretary

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Chair/Vice Chair