

**MINUTES OF MEETING
PBR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the PBR Community Development District held a Continued Special Meeting on February 2, 2026 at 11:00 a.m., or as soon thereafter as the matter could be heard, at the Mims/Scottsdale Library, 3615 Lionel Road, Mims, Florida 32754.

Present:

Renee Milza	Chair
Jonathan Greene	Vice Chair
Vinny Lacerenza	Assistant Secretary
Kristina Circelli (via telephone)	Assistant Secretary

Also present:

Craig Wrathell (via telephone)	District Manager
Mark Watts	District Counsel
Jennifer Kilinski	Kilinski Van Wyk PLLC
Bob Gang	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Watts called the meeting to order at 11:02 a.m.

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

Mr. Wrathell stated that, due to ongoing negotiations between the buyer and the seller, a request was received to continue today's meeting to Thursday, February 5, 2026 at 12:00 p.m., at this location.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD 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 User Fee 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 Bond Placement Contract With Respect to the Series 2026B Bonds; 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; 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

- I. Exhibit A: Form of Master Trust Indenture
- II. Exhibit B: Form of First Supplemental Trust Indenture
- III. Exhibit C: Form of Contract of Purchase
- IV. Exhibit D: Preliminary Limited Offering Memorandum
- V. Exhibit E: Continuing Disclosure Agreement

These items were deferred.

B. Ancillary Documents

- I. Acquisition Agreement
- II. Public Use Fee Collecting Agent Agreement

These items were deferred.

FOURTH ORDER OF BUSINESS

Consideration of O&M Deficit Funding Agreement

FIFTH ORDER OF BUSINESS

Consideration of Ecor Industries, Inc. Aquatic Service Agreement

This item was deferred.

SIXTH ORDER OF BUSINESS

Discussion: Insurance

SEVENTH ORDER OF BUSINESS

**Consideration of FMSbonds, Inc.,
Agreement for Underwriter Services &
Rule G-17 Disclosure**

This item was deferred.

EIGHTH ORDER OF BUSINESS

**Consideration of Palm Bay Tree Service Inc
Estimates**

- A. No. 448 [Front Retention Pond - Grind Embankment and Water Edge]**
- B. No. 449 [Large Retention Pond on the North End, Grind and Maintain Waters Edge and Embankment]**

These items were deferred.

NINTH ORDER OF BUSINESS

**NEXT MEETING DATE: _____, 2026
[Board Transition]**

○ **QUORUM CHECK**

The Continued Meeting will be held on February 5, 2026 at 12:00 p.m.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

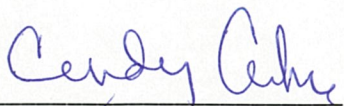
Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Milza and seconded by Mr. Greene, with all in favor, the meeting recessed and was continued to February 5, 2026 at 12:00 p.m.
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Secretary/Assistant Secretary





Chair/Vice Chair

