

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

February 2, 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:

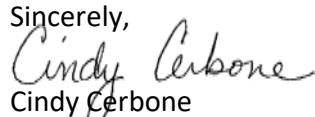
The Board of Supervisors of the PBR Community Development District will hold a Continued Special Meeting on February 5, 2026 at 12:00 p.m., or as soon thereafter as the matter may be heard, at the Mims/Scottsdale Library, 3615 Lionel Road, Mims, Florida 32754. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. 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
- B. Ancillary Documents
 - I. Acquisition Agreement
 - II. Public Use Fee Collecting Agent Agreement
- 4. Consideration of O&M Deficit Funding Agreement
- 5. Consideration of Ecor Industries, Inc. Aquatic Service Agreement
- 6. Discussion: Insurance
- 7. Consideration of FMSbonds, Inc., Agreement for Underwriter Services & Rule G-17 Disclosure
- 8. 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]
- 9. NEXT MEETING DATE: _____, 2026 [Board Transition]
 - o QUORUM CHECK

SEAT 1	RENEE MILZA	<input checked="" type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	MICHAEL J WOODS	<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
- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Craig Wrathell at (561) 571-0010.

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 413 553 5047