

PBR Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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May 29, 2026

Board of Supervisors
PBR Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the PBR Community Development District will hold a Special Meeting on June 5, 2026 at 11:00 a.m., at the Hampton Inn & Suites West Melbourne-Palm Bay Road, 4520 Durham Drive, Melbourne, Florida 32904. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Board Transition
 - A. Acceptance of Resignations of Supervisors Vincent Lacerenza [Seat 3] and Jonathan Greene [Seat 5]
 - B. Consider Appointments to Fill Unexpired Terms
 - Seat 3; *Term Expires November 2026*
 - Seat 5; *Term Expires November 2026*
 - C. Administration of Oath of Office to Appointed Supervisors (*the following to be provided under separate cover*)
 - I. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/Instructions
 - II. Membership, Obligations and Responsibilities
 - III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and Other Local Public Officers
 - D. Acceptance of Resignation of Supervisor Renee Milza [Seat 1]

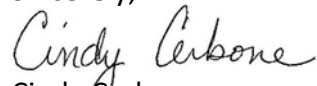
- E. Consider Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 2028*
 - Administration of Oath of Office to Appointed Supervisor
 - F. Acceptance of Resignation of Supervisor Michael Woods [Seat 4]
 - G. Consider Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - Administration of Oath of Office to Appointed Supervisor
 - H. Acceptance of Resignation of Supervisor Kristina Circelli [Seat 4]
 - I. Consider Appointment to Fill Unexpired Term of Seat 2; *Term Expires November 2028*
 - Administration of Oath of Office to Appointed Supervisor
 - J. Consideration of Resolution 2026-08, Electing and Removing Officers of the District and Providing for an Effective Date
4. Consideration of Robb & Taylor Engineering Solutions, Inc. Engineering Services Agreement
 5. Consideration of Palm Bay Tree Service, Inc. Agreement for Maintenance Services
 6. Consideration of Ecor Industries, Inc. Agreement for Aquatic Services
 7. Discussion/Consideration of Hammock Landing Stormwater Management Area Hurricane Preparedness & Response Plan
 8. Consider Termination of FMIT Insurance Coverage and Authorization to Engage Egis Insurance & Risk Advisors
 9. Consideration of Resolution 2026-09, Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
 10. Consideration of Resolution 2026-05, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Rules of Procedure

11. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025
12. Consideration of Resolution 2026-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2025/2026 and Providing for an Effective Date
13. Consideration of Resolution 2026-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
14. Consideration of Resolution 2026-13, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [Seats 2, 3 & 5]
15. Discussion/Consideration Performance Measures/Standards & Annual Reporting Form October 1, 2025 - September 30, 2026
16. Consideration of Resolution 2026-06, Designating the Location of the Local District Records Office and Providing an Effective Date
17. Acceptance of Unaudited Financial Statements as of April 30, 2026
18. Approval of Minutes
 - A. January 16, 2026 Special Meeting
 - B. January 27, 2026 Continued Special Meeting
 - C. February 2, 2026 Continued Special Meeting
 - D. February 5, 2026 Continued Special Meeting
19. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: Robb & Taylor Engineering Solutions, Inc.
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2026
 - NEXT MEETING DATE: TBD

20. Board Members' Comments/Requests
21. Public Comments
22. 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: 413 553 5047