

**MINUTES OF MEETING  
EMERALD LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Emerald Lakes Community Development District held a Regular Meeting on February 20, 2026 at 1:00 p.m., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935.

**Present:**

Chris Kasten	Chair
Jared Shaver	Vice Chair
Greg Pettibon	Assistant Secretary
Peter Van Warner (via telephone)	Assistant Secretary

**Also present:**

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC (WHA)
Mike Eckert	District Counsel
Kirsten Mood (via telephone)	Kutak Rock LLP
Jake Wise	District Engineer
Bojana Brown	Lennar
Paul Paluzzi (via telephone)	Developer
Brenda Yates (via telephone)	Developer
Rhonda Mossing (via telephone)	MBS Capital Markets
Smith Meyers (via telephone)	Supervisor-Appointee
Lorraine deMontigny	Member of the Public

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 1:03 p.m. She stated that Peter Van Warner was appointed at a prior meeting and the Oath of Office was administered to him outside of a meeting and the executed, notarized Oath was provided to District Management.

Supervisors Kasten, Shaver, and Pettibon were present. Supervisor Van Warner attended via telephone. Supervisor Kramer was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2026-01, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section 190.006(4), Florida Statutes; and Providing an Effective Date**

The Board and Staff noted the passing of Supervisor Kramer and voiced their appreciation for his service to the CDD and stated that he will be greatly missed.

**On MOTION by Mr. Kasten and seconded by Mr. Pettibon, with all in favor, Resolution 2026-01, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section 190.006(4), Florida Statutes; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2028**

Mr. Kasten nominated Smith Meyers to fill Seat 3. No other nominations were made.

**On MOTION by Mr. Kasten and seconded by Mr. Shaver, with all in favor, the appointment of Smith Meyers to Seat 3, was approved.**

• **Administration of Oath of Office**

Ms. Cerbone stated that Smith Meyers took the Oath of Office, which was witnessed and notarized by a Notary at his location.

Ms. Cerbone stated that she reviewed the requirements related to serving as a government official including the Sunshine Law, Form 1 and Form 8B with Mr. Meyers and Mr. Van Warner before the meeting. Mr. Eckert will email the new supervisors and discuss these items in greater detail after the meeting.

**FIFTH ORDER OF BUSINESS**

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

Ms. Cerbone presented Resolution 2026-02. Mr. Pettibon nominated the following slate:

Chris Kasten	Chair
Jared Shaver	Vice Chair
Greg Pettibon	Assistant Secretary
Peter Van Warner	Assistant Secretary
Smith Meyers	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

David Kramer	Assistant Secretary
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The following prior appointments to the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Chris Conti	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

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

Ms. Cerbone stated the Sixth, Seventh, Eighth and Ninth Orders of Business will be deferred. She discussed the bond issuance, preparation of reports, underwriting, and cost sharing. It was suggested that these items be discussed today and that updated reports be formally approved at a future meeting.

The consensus was to continue today’s meeting to March 13, 2026 at 1:00 p.m.

**SIXTH ORDER OF BUSINESS**

**Presentation of Amended & Restated Master Engineer’s Report for Public Infrastructure Improvements, dated February 9, 2026**

The Board and Staff discussed things needed, including consistency between the Engineer’s Report and the Assessment Methodology Report, a unit count chart in the Engineer’s Report, and a table representing residential units by unit type, unit count, and total.

Ms. Cerbone discussed the need to ensure that all parties on the commercial units and residential units distribution lists receive all appropriate updates to the Reports and Tables.

This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Amended and Restated Master Special Assessment Methodology Report, dated February 20, 2026**

Discussion ensued regarding the Appendix Tables, Equivalent Residential Units (ERUs), underwriting, cost splits, supporting documentation, and Exhibits.

This item was deferred.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03, Declaring Amended Special Assessments; Indicating the Location, Nature and Estimated Cost of Certain Infrastructure Improvements Whose Cost is to Be Defrayed By The Amended Special Assessments as Set Forth in an Amended and Restated Engineer’s Report; Providing the Portion of the Estimated Cost of the Improvements to Be Defrayed By the Amended Special Assessments; Providing the Manner in Which Such Amended Special Assessments Shall be Made; Providing When Such Amended Special Assessments Shall Be Paid; Designating Lands Upon Which the Amended Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

This item was deferred.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04, Setting a Public Hearing to Be Held on April 17, 2026, at 1:00 P.M. at 2651 W. Eau Gallie Boulevard, Suite a, Melbourne, Florida 32935, for the Purpose of Hearing**

**Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Emerald Lakes Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes**

This item was deferred.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-05, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [Seats 1, 2 & 5]**

Ms. Cerbone presented Resolution 2026-05. Seats 1, 2, and 5, currently held by Peter Van Warner, Christopher Kasten and Jared Shaver, respectively, will be up for election at the Landowners’ Election.

**On MOTION by Mr. Pettibon and seconded by Mr. Shaver, with all in favor, Resolution 2026-05, Designating a Date, Time and Location of November 3, 2026 at 11:15 a.m., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935, for a Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

- A. October 1, 2024 - September 30, 2025 [Posted]**
- B. October 1, 2025 - September 30, 2026**

**On MOTION by Mr. Pettibon and seconded by Mr. Kasten, with all in favor, the 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Ratification of Notice Regarding No Assessments on Lands Owned by**

**Government Entity and Subject to Conservation Easement**

Mr. Eckert presented the Notice Regarding No Assessments on Lands Owned by Government Entity and Subject to Conservation Easement. Assessments are not assigned to conservation lands which are not developable; this relates to approximately 290 acres being transferred to the County for conservation purposes.

**On MOTION by Mr. Kasten and seconded by Mr. Shaver, with all in favor, the Notice Regarding No Assessments on Lands Owned by Government Entity and Subject to Conservation Easement, was ratified.**

**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2025**

**On MOTION by Mr. Pettibon and seconded by Mr. Kasten, with all in favor, the Unaudited Financial Statements as of December 31, 2025, were accepted.**

**FOURTEENTH ORDER OF BUSINESS**

**Approval of August 15, 2025 Public Hearing and Regular Meeting Minutes**

**On MOTION by Mr. Pettibon and seconded by Mr. Kasten, with all in favor, the August 15, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Eckert noted legislative bills that might affect CDDs, such as increasing sovereign immunity limits; allowing petition initiatives to recall Supervisors; and allowing the CDD to advertise on its own website, rather than in a newspaper.

Discussion ensued regarding the need for flexibility when recording plats and conveying property and a Resolution authorizing retroactive execution of construction related items by the Chair or Vice Chair.

Mr. Eckert stated if a Resolution is not in place one will be included in a future agenda.

**B. District Engineer: Construction Engineering Group**

There was no report.

**C. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: March 20, 2026 at 1:00 PM**
  - **QUORUM CHECK**

The Continued Meeting will be held on March 13, 2026 at 1:00 p.m.

Discussion ensued regarding Fiscal Year 2027 budget considerations, including whether the CDD will own completed improvements on the commercial or the residential sides, Field Operations budgeting and recording plats.

Ms. Cerbone stated the budget might include off-roll assessments, with Landowner contributions for Operation & Maintenance (O&M) expenditures. Staff will work with Mr. Kasten on the residential side and with Mr. Paluzzi on the commercial side regarding field operations and determining when a draft Fiscal Year 2027 budget will be presented.

**SIXTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SEVENTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

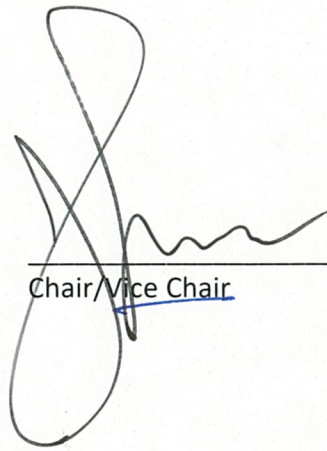
**On MOTION by Mr. Pettibon and seconded by Mr. Kasten, with all in favor, the meeting recessed at 2:04 p.m., and was continued to March 13, 2026, at 1:00 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair