

Emerald Lakes Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 334313
Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013
<https://emeraldlakescdd.com>

March 6, 2026

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

Board of Supervisors
Emerald Lakes Community Development District

Dear Board Members:

The Board of Supervisors of the Emerald Lakes Community Development District will hold a Continued Regular Meeting on March 13, 2026 at 1:00 p.m., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Amended & Restated Master Engineer's Report for Public Infrastructure Improvements, dated March 6, 2026
4. Presentation of Amended and Restated Master Special Assessment Methodology Report, dated March 6, 2026
5. 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
6. 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

7. Consideration of Resolution 2026-06, Repealing and Replacing Resolution 2019-12; Authorizing Certain Actions in Connection With the Implementation of the District’s Capital Improvement Plan, Including the Conveyance and/or Acquisition of Real and Personal Property, Execution of Plats, Transfer of Permits, Execution Of Contracts and Change Orders, Payment of Requisitions, and Other Actions As Described Herein; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date
8. Consider Termination of BNY Mellon for Trustee Services
9. Consideration of US Bank, N.A. Trustee Engagement Letter
10. NEXT MEETING DATE: March 20, 2026 at 1:00 PM

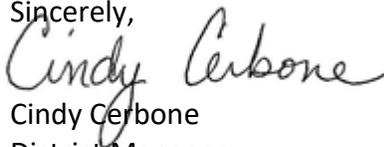
○ QUORUM CHECK

SEAT 1	PETER VAN WARNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CHRIS KASTEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	WILLIAM SMITH MEYERS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	GREG PETTIBON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JARED SHAVER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Board Members’ Comments/Requests
12. Public Comments
13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,


 Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 354 2519