

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

The Board of Supervisors of the Emerald Lakes Community Development District held a Continued Regular Meeting on March 13, 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
Smith Meyers	Assistant Secretary

Also present:

Chris Conti	District Manager
Michal Szymonowicz (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Mike Eckert	District Counsel
Kirsten Mood (via telephone)	Kutak Rock LLP
Jake Wise	District Engineer
Paul Paluzzi (via telephone)	Developer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 1:01 p.m. Supervisors Kasten, Shaver, and Pettibon were present. Supervisor Van Warner attended via telephone. Supervisor Meyers was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of Amended & Restated
Master Engineer's Report for Public
Infrastructure Improvements, dated March
13, 2026**

Mr. Wise presented the Amended & Restated Master Engineer’s Report for Public Infrastructure Improvements dated March 13, 2026. The main update to the Report was the addition of the Wetland Mitigation Costs for Roads and Stormwater Treatment; otherwise, the total dollar amounts for the other improvements are the same.

Mr. Meyers joined the meeting via telephone.

On MOTION by Mr. Kasten and seconded by Mr. Shaver, with all in favor, the Amended & Restated Master Engineer’s Report for Public Infrastructure Improvements, dated March 13, 2026, for preliminary purposes, was approved.

FOURTH ORDER OF BUSINESS

Presentation of Amended and Restated Master Special Assessment Methodology Report, dated March 13, 2026

Mr. Szymonowicz presented the Amended and Restated Master Special Assessment Methodology Report dated March 13, 2026 and noted the following:

- Slight changes were made to the residential Development Plan and more crystalized definitions of the non-residential land uses in the mixed-use portion were included based on more precise information on the Development Plan and the uses. This resulted in slight revisions to the residential unit factors presented in Table 4.
- The changes in the cost estimates provided by the District Engineer, drove up the bond amount needed to support 100% of the Capital Improvement Plan (CIP) between the two assessment areas, which are the Residential Assessment Area and the Mixed-Use Assessment Area.
- This Methodology Report is in substantial form and, other than the changes noted, the Tables and information are identical to the Methodology Report presented at the last meeting.

It was noted that the legal description in Exhibit B will be replaced with the signed and sealed versions.

Mr. Szymonowicz stated the following change will be made:

Page 4, Section 2.2, Line 5: Change “DRP” to “Lennar”

On MOTION by Mr. Kasten and seconded by Mr. Pettibon, with all in favor, the Amended and Restated Master Special Assessment Methodology Report, dated March 13, 2026, in substantial form, was approved.

FIFTH 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

Mr. Conti presented Resolution 2026-03.

Mr. Eckert stated the bond validation/assessment levy process occurred in the beginning, Staff then went through the process a second time and is now going through it a third time to account for the changes to the Development Plan and the construction costs. Today’s actions initiate the process; mailed and published notices are required and then the Public Hearing will be held at the April 17, 2026 meeting.

On MOTION by Mr. Kasten and seconded by Mr. Pettibon, with all in favor, 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, was adopted.

SIXTH 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

Mr. Conti presented Resolution 2026-03.

On MOTION by Mr. Kasten and seconded by Mr. Pettibon, with all in favor, 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, was adopted.

SEVENTH ORDER OF BUSINESS

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

Mr. Conti presented Resolution 2026-06. Mr. Eckert stated that this is being done because the last Resolution was in 2019. This Resolution authorizes the Chair and/or Vice Chair to execute and accept necessary CIP documents, as needed.

On MOTION by Mr. Kasten and seconded by Mr. Pettibon, with all in favor, 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, was adopted.

EIGHTH ORDER OF BUSINESS

Consider Termination of BNY Mellon for Trustee Services

On MOTION by Mr. Pettibon and seconded by Mr. Shaver, with all in favor, the termination of BNY Mellon for Trustee Services, was approved.

NINTH ORDER OF BUSINESS

Consideration of US Bank, N.A. Trustee Engagement Letter

On MOTION by Mr. Shaver and seconded by Mr. Pettibon, with all in favor, the US Bank, N.A. Trustee Engagement Letter, was approved.

FIFTEENTH ORDER OF BUSINESS

NEXT MEETING DATE: March 20, 2026 at 1:00 PM

Mr. Eckert noted legislative bills that might affect CDDs, such as allowing petition initiatives to recall Supervisors, requiring CDDs to accept credit card payments for certain things, and increasing sovereign immunity limits.

○ QUORUM CHECK

The March 20, 2026 meeting will be cancelled.

The next meeting will be on April 17, 2026 at 1:00 p.m.; public hearings will also be held.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

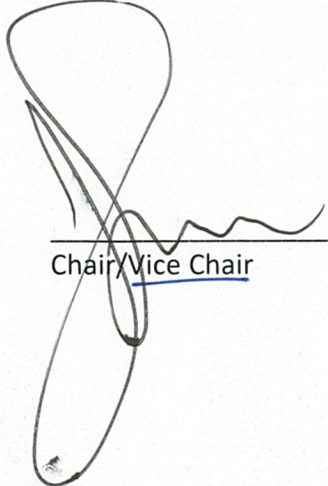
THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kasten and seconded by Mr. Shaver, with all in favor, the meeting adjourned at 1:21 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair