

Emerald Lakes Community Development District
OFFICE OF THE DISTRICT MANAGER
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<https://emeraldlakescdd.com>

August 7, 2026

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

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 Special Meeting on August 14, 2026 at 1:30 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 the Sale of Bonds
4. Consideration of Resolution 2026-13, Setting Forth the Specific Terms of the Emerald Lakes Community Development District's Special Assessment Revenue Bonds, Series 2026 (Residential – Assessment Area One); Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting the First Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Assessment Area One Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2026 Special Assessments (Residential – Assessment Area One); Providing for Conflicts, Severability and an Effective Date [Residential – Assessment Area One]
 - Composite Exhibit A: Amended & Restated Master Engineers Report for Public Infrastructure Improvements, dated March 13, 2026; First Supplemental Engineer's Report for the Emerald Lakes Community Development District, dated April 21, 2026
 - Exhibit B: Final First Supplemental Special Assessment Methodology Report, dated July 28, 2026
 - Exhibit C: Maturities and Coupon of Assessment Area One Bonds
 - Exhibit D: Sources and Uses of Funds for Assessment Area One Bonds
 - Exhibit E: Annual Debt Service Payment Due on Assessment Area One Bonds

5. Consideration of FMSbonds, Inc. Agreement for Underwriter Services & Rule G-17 Disclosure Letter
6. NEXT MEETING DATE: August 21, 2026 at 1:00 PM [Adoption of FY2027 Budget and Amended Rules of Procedure]

- QUORUM CHECK

SEAT 1	PETER VAN WARNER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	CHRIS KASTEN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	WILLIAM SMITH MEYERS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	GREG PETTIBON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	JARED SHAVER	☐ IN PERSON	☐ PHONE	☐ NO

7. Board Members' Comments/Requests
8. Public Comments
9. 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