

MALABAR SPRINGS

**COMMUNITY DEVELOPMENT
DISTRICT**

August 20, 2024

**BOARD OF SUPERVISORS
PUBLIC HEARING
AND REGULAR
MEETING AGENDA**

MALABAR SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Malabar Springs Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 13, 2024

Board of Supervisors
Malabar Springs Community Development District

Dear Board Members:

The Board of Supervisors of the Malabar Springs Community Development District will hold a Public Hearing and Regular Meeting on August 20, 2024 at 11:00 a.m., at B.S.E. Consultants, Inc., 312 South Harbor City Boulevard, Suite 4, Melbourne, Florida 32901. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Fiscal Year 2024/2025 Budget Funding Agreement
5. Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
6. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
7. Acceptance of Unaudited Financial Statements as of June 30, 2024
8. Approval of May 21, 2024, Regular Meeting and Audit Committee Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*

ATTENDEES:

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

- B. District Engineer: *B.S.E. Consultants, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: September 17, 2024 at 11:00 AM
 - QUORUM CHECK

SEAT 1	MICHAEL CAPUTO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	TIM SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JUSTIN FRYE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JON SEIFEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	WILLIAM FIFE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Board Members' Comments/Requests
11. Public Comments
12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756

MALABAR SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

3A



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

_ Daphne Gillyard
Malabar Springs Community Development District
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

08/01/2024, 08/08/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/08/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$445.52

Tax Amount: \$0.00

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MALABAR SPRINGS
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2024/2025
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Malabar Springs Community Development District ("District") will hold a public hearing on August 20, 2024 at 11:00 a.m., at BSE Consultants, Inc., 312 South Harbor City Boulevard, Suite 4, Melbourne, Florida 32901 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager

NANCY HEYRMAN
Notary Public
State of Wisconsin

MALABAR SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Malabar Springs Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Malabar Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST, 2024.

ATTEST:

**MALABAR SPRINGS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Title: _____

By: _____
Its: _____

Exhibit A: Fiscal Year 2024/2025 Budget(s)

Exhibit A: Fiscal Year 2024/2025 Budget(s)

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
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**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 535,575	\$ 19,851	\$ 506,379	\$ 526,230	\$ 348,365
Total revenues	535,575	19,851	506,379	526,230	348,365
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	14,000	24,000	38,000	48,000
Legal	25,000	866	24,134	25,000	25,000
Engineering	5,000	402	4,598	5,000	5,000
Audit	4,075	-	4,075	4,075	4,075
Arbitrage rebate calculation*	750	-	750	750	500
Dissemination agent*	1,000	-	1,000	1,000	1,000
EMMA software service	-	-	-	-	2,500
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	28	472	500	500
Printing & binding	500	250	250	500	500
Legal advertising	2,000	1,329	671	2,000	2,000
Annual special district fee	175	-	175	175	175
Insurance	6,050	5,000	-	5,000	5,500
Contingencies/bank charges	500	173	327	500	500
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	210	-	210	210
Total professional & administrative	100,165	24,038	66,052	90,090	101,865
Field operations					
Field operations management	18,000	-	18,000	18,000	13,500
Field operations accounting	4,500	-	4,500	4,500	3,500
Wet pond maintenance	30,000	-	30,000	30,000	20,000
Conservation area maintenance	4,000	-	4,000	4,000	4,000
Entryway maintenance	7,500	-	7,500	7,500	6,000
Entryway electricity	3,500	-	3,500	3,500	3,000
Landscape inspection	18,000	-	18,000	18,000	18,000
Landscape maintenance	206,910	-	206,910	206,910	75,000
Plant replacement	10,000	-	10,000	10,000	7,500
Irrigation repairs	2,500	-	2,500	2,500	2,500
Irrigation water supply electricity	20,000	-	20,000	20,000	16,000
Irrigation pump maintenance	7,500	-	7,500	7,500	7,500
Walking trail maintenance	5,000	-	5,000	5,000	5,000
Streetlighting	63,000	-	63,000	63,000	50,000
Roadway maintenance	5,000	-	5,000	5,000	5,000
Contingencies	30,000	-	30,000	30,000	10,000
Total field operations	435,410	-	435,410	435,410	246,500
Total expenditures	535,575	24,038	501,462	525,500	348,365
Excess/(deficiency) of revenues					
over/(under) expenditures	-	(4,187)	4,917	730	-
Fund balance - beginning (unaudited)	-	(730)	(4,917)	(730)	-
Fund balance - ending	\$ -	\$ (4,917)	\$ -	\$ -	\$ -

* These items will be realized when bonds are issued

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	5,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,075
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	5,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
EMMA software service	2,500
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	2,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Field operations	
Field operations management	13,500
Field operations accounting	3,500

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Wet pond maintenance	20,000	
Conservation area maintenance	4,000	
Entryway maintenance	6,000	
Entryway electricity	3,000	
Landscape inspection	18,000	
Landscape maintenance	75,000	
Plant replacement	7,500	
Irrigation repairs	2,500	
Irrigation water supply electricity	16,000	
Irrigation pump maintenance	7,500	
Walking trail maintenance	5,000	
Streetlighting	50,000	
Roadway maintenance	5,000	
Contingencies	10,000	
Total field operations	246,500	
Total expenditures		<u><u>\$348,365</u></u>

MALABAR SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

4

**MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 BUDGET FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this ____ day of _____, 2024, by and between:

Malabar Springs Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

CRE-KL Malabar Owner, LLC, a Delaware limited liability company, and with an address of 105 NE 1st Street, Delray Beach, Florida 33444, and the developer of lands within the boundary of the District ("**Developer**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2024/2025, which year concludes on September 30, 2025; and

WHEREAS, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2024/2025 budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other; provided however that the Developer may assign in part or in whole its rights and obligations to other landowners within the District with such landowner(s) prior written consent, and upon 10 days written notice to the District. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**MALABAR SPRINGS COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

CRE-KL MALABAR OWNER LLC

By: _____
Its: _____

Exhibit A: Fiscal Year 2024/2025 General Fund Budget

MALABAR SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND
LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE
DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Malabar Springs Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of August, 2024.

ATTEST:

**MALABAR SPRINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>B.S.E. Consultants, Inc., 312 South Harbor City Boulevard, Suite 4, Melbourne, Florida 32901</i>		
<i>¹2651 W. Eau Gallie Blvd., Suite A, Melbourne, Florida 32935</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2024	Regular Meeting	11:00 AM
November 5, 2024 ¹	Landowners' Meeting	11:15 AM
November 19, 2024	Regular Meeting	11:00 AM
December 17, 2024	Regular Meeting	11:00 AM
January 21, 2025	Regular Meeting	11:00 AM
February 18, 2025	Regular Meeting	11:00 AM
March 18, 2025	Regular Meeting	11:00 AM
April 15, 2025	Regular Meeting	11:00 AM
May 20, 2025	Regular Meeting	11:00 AM
June 17, 2025	Regular Meeting	11:00 AM
July 15, 2025	Regular Meeting	11:00 AM
August 19, 2025	Regular Meeting	11:00 AM
September 16, 2025	Regular Meeting	11:00 AM

MALABAR SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

6

Memorandum

To: Board of Supervisors

From: District Management

Date: August 20, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

MALABAR SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 14,549	\$ -	\$ -	\$ 14,549
Due from Landowner	7,241	-	25	7,266
Total assets	<u>\$ 21,790</u>	<u>\$ -</u>	<u>\$ 25</u>	<u>\$ 21,815</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 15,540	\$ -	\$ 25	\$ 15,565
Due to Landowner	-	8,611	244,814	253,425
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>21,540</u>	<u>8,611</u>	<u>244,839</u>	<u>274,990</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	7,241	-	26,738	33,979
Total deferred inflows of resources	<u>7,241</u>	<u>-</u>	<u>26,738</u>	<u>33,979</u>
Fund balances:				
Restricted for:				
Debt service	-	(8,611)	-	(8,611)
Capital projects	-	-	(271,552)	(271,552)
Unassigned	(6,991)	-	-	(6,991)
Total fund balances	<u>(6,991)</u>	<u>(8,611)</u>	<u>(271,552)</u>	<u>(287,154)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 21,790</u>	<u>\$ -</u>	<u>\$ 25</u>	<u>\$ 21,815</u>

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 6,182	\$ 33,646	\$ 535,575	6%
Total revenues	<u>6,182</u>	<u>33,646</u>	<u>535,575</u>	6%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	4,000	26,000	48,000	54%
Legal	-	1,372	25,000	5%
Engineering	-	402	5,000	8%
Audit*	-	-	4,075	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	5,500	0%
Telephone	17	150	200	75%
Postage	-	37	500	7%
Printing & binding	41	375	500	75%
Legal advertising	2,930	4,260	2,000	213%
Annual special district fee	-	-	175	0%
Insurance	-	5,000	6,050	83%
Contingencies/bank charges	89	421	500	84%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>7,077</u>	<u>39,907</u>	<u>100,165</u>	40%
Field operations				
Field operations management	-	-	18,000	0%
Field operations accounting	-	-	4,500	0%
Wet pond maintenance	-	-	30,000	0%
Conservation area maintenance	-	-	4,000	0%
Entryway maintenance	-	-	7,500	0%
Entryway electricity	-	-	3,500	0%
Landscape inspection	-	-	18,000	0%
Landscape maintenance	-	-	206,910	0%
Plant replacement	-	-	10,000	0%
Irrigation repairs	-	-	2,500	0%
Irrigation water supply electricity	-	-	20,000	0%
Irrigation pump maintenance	-	-	7,500	0%
Walking trail maintenance	-	-	5,000	0%
Streetlighting	-	-	63,000	0%
Roadway maintenance	-	-	5,000	0%
Contingencies	-	-	30,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>435,410</u>	0%
Total expenditures	<u>7,077</u>	<u>39,907</u>	<u>535,575</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	(895)	(6,261)	-	
Fund balances - beginning	(6,096)	(730)	-	
Fund balances - ending	<u>\$ (6,991)</u>	<u>\$ (6,991)</u>	<u>\$ -</u>	

*These items will be realized after the issuance of bonds.

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(8,611)	(8,611)
Fund balances - ending	<u><u>\$ (8,611)</u></u>	<u><u>\$ (8,611)</u></u>

**MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Construction costs	<u>25</u>	<u>270,192</u>
Total expenditures	<u>25</u>	<u>270,192</u>
Excess/(deficiency) of revenues over/(under) expenditures	(25)	(270,192)
Fund balances - beginning	<u>(271,527)</u>	<u>(1,360)</u>
Fund balances - ending	<u><u>\$ (271,552)</u></u>	<u><u>\$ (271,552)</u></u>

MALABAR SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
MALABAR SPRINGS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Malabar Springs Community Development District held a Regular Meeting and Audit Committee Meeting on May 21, 2024 at 11:00 a.m., at B.S.E. Consultants, Inc., 312 South Harbor City Boulevard, Suite 4, Melbourne, Florida 32901.

Present were:

Michael Caputo	Chair
Justin Frye	Assistant Secretary
Jon Seifel	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Cindy Cerbone (via telephone)	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Todd Mosley	Atmos Living Management Group
William Fife	Kolter

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:11 a.m.

Supervisors Caputo, Frye and Seifel were present. Supervisors Bain and Smith were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
Candice Bain [Seat 5]; Term Expires
November 2024**

Mr. Kantarzhi presented Ms. Candice Bain's resignation.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the resignation of Ms. Candice Bain from Seat 5, was accepted.

FOURTH ORDER OF BUSINESS**Consider Appointment of William Fife to Fill Unexpired Term of Seat 5**

Mr. Frye nominated Mr. William Fife to fill Seat 5. No other nominations were made.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the appointment of Mr. William Fife to fill Seat 5, was approved.

- **Administration of Oath of Office (the following will also be provided in a separate package)**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. William Fife. As an experienced Board Member, Mr. Fife is familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Filing Instructions**
- B. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- C. Membership, Obligations and Responsibilities**
- D. Form 8B: Memorandum of Voting Conflict**

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2024-01. Mr. Fife nominated the following:

Michael Caputo	Chair
Timothy Smith	Vice Chair
Justin Frye	Assistant Secretary
Jon Seifel	Assistant Secretary
William Fife	Assistant Secretary
Andrew Kantarzhi	Assistant Secretary

77 This Resolution removes the following from the Board:

78 Candice Bain Assistant Secretary

79 The following prior appointments by the Board remain unaffected by this Resolution:

80 Craig Wrathell Secretary

81 Cindy Cerbone Assistant Secretary

82 Craig Wrathell Treasurer

83 Jeff Pinder Assistant Treasurer

84

85 **On MOTION by Mr. Fife and seconded by Mr. Frye, with all in favor, Resolution**
86 **2024-01, Electing, as nominated, and Removing Officers of the District and**
87 **Providing for an Effective Date, was adopted.**

88

89

90 **SIXTH ORDER OF BUSINESS**

**Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting**

91

92

93 The Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

94

95 **SEVENTH ORDER OF BUSINESS**

**Review of Responses to Request for
Proposals (RFP) for Annual Audit Services**

96

97

98 **A. Affidavit of Publication**

99 **B. RFP Package**

100 These items were included for informational purposes.

101 **C. Respondent(s)**

102 **I. Berger, Toombs, Elam, Gaines & Frank**

103 Bid \$3,675 for the year ended September 30, 2024; \$4,925 if bonds are issued.

104 **II. Grau & Associates**

105 Bid \$3,200 for the year ended September 30, 2024 plus \$1,500 if bonds are issued, for a
106 total first year bid of \$4,700 if bonds are issued.

107 **D. Auditor Evaluation Matrix/Ranking**

108 Mr. Kantarzhi stated that both respondents are qualified to perform the audit but, in the
109 past, Berger, Toombs, Elam, Gaines & Frank (BTEGF) had difficulty filing audits timely. He
110 presented his scores and ranking, as follows:

111 #1 Grau & Associates 100 points

112 #2 Berger, Toombs, Elam, Gaines & Frank 98 points

113

114 On MOTION by Mr. Caputo and seconded by Mr. Fife, with all in favor,
115 accepting Mr. Kantarzhi's scores, ranking and recommendation as the Audit
116 Selection Committee's own scores and ranking, ranking Grau & Associates, as
117 the #1 ranked respondent to the RFP for Annual Audit Services, was approved.

118

119

120 EIGHTH ORDER OF BUSINESS

Termination of Audit Selection Committee
Meeting/Reconvene Regular Meeting

121

122

123 The Audit Selection Committee meeting terminated and the Regular meeting
124 reconvened.

125

126 NINTH ORDER OF BUSINESS

Consider Recommendation of Audit
Selection Committee

127

128

129 • Award of Contract

130

131 On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, accepting
132 the Audit Selection Committee scores, ranking and recommendation as the
133 Board's own, ranking Grau & Associates, as the #1 ranked respondent to the
134 RFP for Annual Audit Services and awarding the Contract for Annual Audit
135 Services to Grau & Associates, was approved.

136

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138 TENTH ORDER OF BUSINESS

Consideration of Response(s) to Request
for Qualifications (RFQ) for Engineering
Services

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142 A. Affidavit of Publication

143 B. RFQ Package

144 C. Respondent: B.S.E. Consultants, Inc.

145 D. Competitive Selection Criteria/Ranking

146 E. Award of Contract

147 Mr. Kantarzhi stated that the sole respondent to the RFQ for Engineering Services is the
148 CDD's current Interim District Engineer. If the Board wishes, it can forego scoring and deem
149 B.S.E. Consultants, Inc., as the highest qualified and most responsive respondent and proceed
150 with awarding the contract.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, deeming B.S.E. Consultants, Inc., as the #1 ranked respondent to the RFQ for Engineering Services and awarding the Contract for Engineering Services to B.S.E. Consultants, Inc., was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Designating a Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2024-02.

On MOTION by Mr. Frye and seconded by Mr. Fife with all in favor, Resolution 2024-02, Designating a Date, Time, and Location of November 5, 2024 at 11:15 a.m., at 2651 W. Eau Gallie Blvd., Suite A, Melbourne, Florida 32935 for the Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Brevard County Property Appraiser Agreement for Non-Ad Valorem Assessments

Mr. Kantarzhi presented the Brevard County Property Appraiser Agreement for Non-Ad Valorem Assessments.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the Brevard County Property Appraiser Agreement for Non-Ad Valorem Assessments, was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2024-03. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. This will be a Landowner-funded budget, with expenses being funded as they are incurred.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 20, 2024 at 11:00 a.m., at B.S.E. Consultants, Inc., 312 South Harbor City Boulevard, Suite 4, Melbourne, Florida 32901; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

FIFTEENTH ORDER OF BUSINESS

Consideration of Atmos Living Management Group Facilities Management Agreement

Mr. Kantarzhi presented the Atmos Living Management Group Facilities Management Agreement.

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the Atmos Living Management Group Facilities Management Agreement, in the amount of \$36,000, was approved.

SIXTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

SEVENTEENTH ORDER OF BUSINESS**Approval of September 19, 2023 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the September 19, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

EIGHTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine recalled that the issuance of bonds was previously approved and asked about the status of the permit and the timeline for bond issuance. A Board Member stated that the permit is pending but expected soon; sale of the bonds can likely proceed in June 2024.

B. District Engineer (Interim): B.S.E. Consultants

There was no report.

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

- **NEXT MEETING DATE: June 18, 2024 at 11:00 AM**
 - **QUORUM CHECK**

The next meeting will be held on June 18, 2024, unless cancelled.

NINETEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWENTIETH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWENTY-FIRST ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the meeting adjourned at 11:25 a.m.

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273 _____
Secretary/Assistant Secretary

Chair/Vice Chair

MALABAR SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>B.S.E. Consultants, Inc.</i>		
<i>312 South Harbor City Boulevard, Suite 4, Melbourne, Florida 32901</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2023 CANCELED	Regular Meeting	11:00 AM
November 21, 2023 CANCELED	Regular Meeting	11:00 AM
December 19, 2023 CANCELED	Regular Meeting	11:00 AM
January 16, 2024 CANCELED	Regular Meeting	11:00 AM
February 20, 2024 CANCELED	Regular Meeting	11:00 AM
March 19, 2024 CANCELED	Regular Meeting	11:00 AM
April 16, 2024 CANCELED	Regular Meeting	11:00 AM
May 21, 2024	Regular Meeting	11:00 AM
June 18, 2024 CANCELED	Regular Meeting	11:00 AM
July 16, 2024 CANCELED	Regular Meeting	11:00 AM
August 20, 2024	Regular Meeting	11:00 AM
September 17, 2024	Regular Meeting	11:00 AM