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

https://malabarspringscdd.net/

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

March 10, 2026

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 Regular Meeting on March 17, 2026 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. Administration of Oath of Office to Appointed Supervisor Daniel Liparini [Seat 3] *(the following to be provided under separate cover)*

   A. Required Ethics Training and Disclosure Filing

      - Sample Form 1 2023/Instructions

   B. Board Membership, Obligations and Responsibilities

   C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees

   D. Form 8B: Memorandum of Voting Conflict

4. Consideration of Resolution 2026-01, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

5. Consideration of Resolution 2026-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date

6. Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [Seats 1, 2 & 4]

7. Consideration of Resolution 2026-04, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the City Council of the City of Palm Bay, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of That Process; and Providing an Effective Date
   A. Consideration of Boundary Amendment Funding Agreement
8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
   A. October 1, 2024 - September 30, 2025 [Posted]
   B. October 1, 2025 - September 30, 20261
9. Ratification Items
   A. Resolution 2025-06, Electing and Removing Officers of the District and Providing for an Effective Date
   B. Global Opportunity Dynamics, LLC Addendum to Amended & Restated Equipment Lease (Lighting Agreement)
   C. Lake Pros, LLC
      I. Agreement for Lake Maintenance Services
      II. Agreement for Wetland Maintenance Services
   D. Quit Claim Deed (CDD to Developer)
   E. Security Services Agreement
10. Acceptance of Unaudited Financial Statements as of January 31, 2026
11. Approval of August 19, 2026 Public Hearings and Regular Meeting Minutes
12. Staff Reports
   A. District Counsel: *Kutak Rock LLP*
   B. District Engineer: *B.S.E. Consultants, Inc.*
   C. Field Operations: *Atmos Living*
   C. District Manager: *Wrathell, Hunt and Associates, LLC*
      - NEXT MEETING DATE: April 21, 2026 at 11:00 AM

- QUORUM CHECK

SEAT 1	HALEY KIERNAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	TIM SMITH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	DANIEL LIPARINI	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	RICHARD BRUCE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	WILLIAM FIFE	☐ IN PERSON	☐ PHONE	☐ NO

13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

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

Sincerely,

Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 867 327 4756