

***CHAPARRAL OF PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting and Public Hearing***

***Date/Time:***

***Monday, August 18, 2025  
8:30 A.M.***

***Location:***

***Fairfield Inn & Suites  
4355 W. New Haven Ave.  
Melbourne, FL, 32904***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Chaparral of Palm Bay Community Development District

c/o Kai  
2502 N. Rocky Point Dr., Suite 1000  
Tampa, FL 33607  
813-565-4663

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Board of Supervisors  
**Chaparral of Palm Bay Community Development District**

Dear Supervisors:

A Meeting of the Board of Supervisors of the Chaparral of Palm Bay Community Development District is scheduled for Monday, August 18, 2025 at **8:30 A.M.** at the **Fairfield Inn & Suites, 4355 W. New Haven Ave., Melbourne, FL, 32904.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Larry Krause*

Larry Krause  
District Manager  
813-565-4663

CC: Attorney  
Engineer  
District Records

**District:** CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT

**Date of Meeting:** Monday, August 18, 2025

**Time:** 8:30 A.M.

**Location:** Fairfield Inn & Suites  
4355 W. New Haven Ave.  
Melbourne, FL, 32904

Supervisor	Position	
Michael Lawson	Chairman	
Doug Draper	Vice Chairman	
Lori Price	Assistant Secretary	
Christie Ray	Assistant Secretary	
Brittany Crutchfield	Assistant Secretary	

**ZOOM:** [Zoom Link](#)  
Dial in: +1 305 224 1968  
Meeting ID: 390 048 0969  
Passcode: 54321  
Mute/Unmute: \*6

## ***Regular Meeting and Public Hearing Agenda***

*For the full agenda packet, please contact [ChaparralofPalmBay@HiKai.com](mailto:ChaparralofPalmBay@HiKai.com)*

### **I. Call to Order / Roll Call**

### **II. Audience Comments – (limited to 3 minutes per individual on agenda items)**

### **III. Administrative Items**

- A. Consideration for Acceptance for the Minutes of the Chaparral of Palm Bay CDD May 19, 2025, Regular Meeting **Exhibit 1**
- B. Consideration for Acceptance of the Chaparral of Palm Bay Annual Arbitrage Report for the Period March 18, 2024 to March 18, 2025 **Exhibit 2**
- C. Ratification of Proposal – ECS Integration – Replacement of Cell Board - \$1,780.00 **Exhibit 3**

### **IV. Vendor and Staff Updates**

- A. District Engineer
- B. District Counsel
- C. Fields Operations Manager – Jennifer Scalercio
  - 1. Florida Commercial Care
    - a. May 2025 Landscape Inspection Report **Exhibit 4**
    - b. May 2025 Irrigation Report **Exhibit 5**
  - 2. Lake Pros – Field Service Report conducted on June 13, 2025 **Exhibit 6**
- D. District Manager
  - 1. Presentation: Quarterly Compliance Website Audit Report **Exhibit 7**

## **V. Business Items**

### **A. FY 2025-2026 Budget Public Hearing**

1. Open Public Hearing
2. Presentation of the FY 2025-2026 Budget
- a. Affidavits of Publication

**Exhibit 8**

3. Public Comments
4. Close Public Hearing

### **B. Consideration for Adoption of **Resolution 2025-09**, Adopting the FY 2025-2026 Budget**

**Exhibit 9**

1. Exhibit A: FY 2025-2026 Adopted Budget

### **C. FY 2025-2026 Levying O&M Assessments Public Hearing**

1. Open Public Hearing
2. Public Comments
3. Close Public Hearing

### **D. Consideration for Adoption of **Resolution 2025-10**, Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget**

**Exhibit 10**

1. Exhibit A: FY 2025-2026 Budget
2. Exhibit B: Interim Operating and Deficit Budget Funding Agreement

### **E. Consideration for Adoption of **Resolution 2025-11**, Adopting the FY 2025-2026 Meeting Schedule**

**Exhibit 11**

1. Exhibit A: FY 2025-2026 Meeting Schedule

### **F. Consideration for Approval**

1. Florida Commercial Care – Fence Around the Conservation Area - \$2,355.55
2. Florida State Fence – Repair 8’ Tall Wood Fence - \$9,355.00

**Exhibit 12**

**Exhibit 13**

## **VI. Audience Comments – New Business – (limited to 3 minutes per individual)**

## **VII. Supervisor Requests**

## **VIII. Adjournment**