

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

Advanced Meeting Package

Regular Meeting

Date/Time:

***Monday, September 15, 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

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, September 15, 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, September 15, 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

For the full agenda packet, please contact 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 August 18, 2025, Regular Meeting and Public Hearing

Exhibit 1

IV. Vendor and Staff Updates

- A. District Engineer

- B. District Counsel

1. Audit Response Letter

Exhibit 2

- C. Fields Operations Manager – Kai – Jennifer Scalercio

1. Florida Commercial Care

- a. Irrigation Report Completed on August 11, 2025

Exhibit 3

- b. Completion Pictures for grided sidewalk edge and corrected lifted sidewalk

Exhibit 4

2. Consideration of Proposal: ECS Integrations – Installation of Gate Tie-Back System - \$1,480.00

Exhibit 5

- D. District Manager

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

VI. Supervisor Requests

VII. Adjournment