

**CHAPARRAL OF PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

***Monday, November 17, 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, November 17, 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, November 17, 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. Business Items

- A. Consideration for Adoption – **Resolution 2026-01** - Adopting FY 2026 District Objectives and Goals **Exhibit 1**
- B. Presentation of the Supplemental Engineer's Report **Exhibit 2**
- C. Presentation of the Supplemental Methodology Assessment Report **Exhibit 3**
- D. Consideration for Adoption – **Resolution 2026-02** – Delegated Award **Exhibit 4**
 - 1. Exhibit A – Form of Purchase Contract
 - 2. Exhibit B – Forms of Supplemental Indenture
 - 3. Exhibit C – Form of Preliminary Limited Offering Memorandum
 - 4. Exhibit D – Form of Continuing Disclosure Agreement
- E. Ratification of G17 Disclosure Letter – FMS Bonds **Exhibit 5**
- F. Ratification of Insurance Coverage from October 1, 2025 to October 1, 2026 – Egis Insurance & Risk Advisors – \$32,639.00 **Exhibit 6**
- G. Ratification of Approved Proposals
 - 1. Space Coast Irrigation – Repair of Broken Conduit in Phase 1 - \$11,000.00 **Exhibit 7**
 - 2. Space Coast Irrigation – Replacement of Pressure Switch of the Irrigation Pump - \$1,100.00 **Exhibit 8**

IV. 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 9**
- B. Consideration for Acceptance of the Audited Financial Statements for the year ended September 30, 2024 **Exhibit 10**
- C. Consideration for Acceptance of the Unaudited Financial Statements **Exhibit 11**
 - 1. June 2025
 - 2. July 2025
 - 3. August 2025
 - 4. September 2025

V. Vendor and Staff Updates

- A. District Engineer
- B. District Counsel
 - 1. Audit Response Letter **Exhibit 12**
- C. Fields Operations Manager – Kai – Jennifer Scalercio
 - 1. Florida Commercial Care
 - a. Irrigation Report Completed on August 11, 2025 **Exhibit 13**
 - b. Completion Pictures for grided sidewalk edge and corrected lifted sidewalk **Exhibit 14**
- D. District Manager

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

VII. Supervisor Requests

VIII. Adjournment