

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

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:***

***Monday, February 16, 2026  
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, February 16, 2026 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, February 16, 2026

**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	

**TEAMS:** [Join the meeting now](#)

Meeting ID: **291 387 808 250 82**

Passcode: **kb7ga6oE**

Dial in by phone: [+1 312-667-7136,,270159685#](#)

Phone conference ID: 270 159 685#

Mute/Unmute: \*6

## ***Regular Meeting***

*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. Business Items**

- A. Consideration for Adoption – **Resolution 2026-04** – Election of Board Members in the Upcoming General Election **Exhibit 1**
- B. Consideration for Approval - DiBartolomeo, McBee, Hartley & Barnes, P.A – Audit Services for the fiscal years ended September 30, 2025 and 2026. **Exhibit 2**
- C. Consideration for Approval of Proposal for Annual Arbitrage Calculations (\$12,500,000 Capital Improvement Bonds, Series 2024) – Arbitrage Rebate Counselors - \$475.00/yr **Exhibit 3**

### **IV. Administrative Items**

- A. Consideration for Acceptance for the Minutes of the Chaparral of Palm Bay
  - 1. November 17, 2025, Regular Meeting **Exhibit 4**
  - 2. December 15, 2025, Regular Meeting **Exhibit 5**
- B. Consideration for Acceptance of the Unaudited Financial Statements from October 2025 to December 2025 **Exhibit 6**
- C. Ratification of Landscape Inspection Services and software Platform Agreement – Optic Systems - \$507.00/month **Exhibit 7**
- D. Ratification of Agreement between Malabar Lakes West Homeowners Association Inc. and Chaparral of Palm Bay CDD **Exhibit 8**
- E. Ratification of Proposals – Florida Commercial Care
  - 1. Fencing – \$625.23 **Exhibit 9**
  - 2. Irrigation Repairs - \$1,422.34 **Exhibit 10**

**V. Vendor and Staff Updates**

A. District Engineer

B. District Counsel

C. Fields Operations Manager – Kai – Jerry Edwards

1. January 2026 Landscape Inspection Report

**Exhibit 11**

2. Lake Pros – Field Service Report

**Exhibit 12**

3. Florida Commercial Care – Irrigation Report dated February 10, 2026

**Exhibit 13**

4. Consideration of Proposal from Florida Commercial Care – Repairs - \$1,646.46

**Exhibit 14**

D. District Manager – Kai – Larry Krause

1. Presentation of FY 2024-2025 Annual Performance Report

**Exhibit 15**

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

**VII. Supervisor Requests**

**VIII. Adjournment**