

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

Advanced Meeting Package

Regular Meeting and Public Hearing

Date/Time:

Monday, May 18, 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

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, May 18, 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, May 18, 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](tel:+13126677136).,270159685#

Phone conference ID: 270 159 685#

Mute/Unmute: *6

Regular Meeting and Public Hearing

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

1. November 17, 2025, Regular Meeting
2. December 15, 2025, Regular Meeting

Exhibit 1

Exhibit 2

B. Consideration for Acceptance of the Unaudited Financial Statements from October 2025 to March 2026

Exhibit 3

C. Ratification of the Engagement Letter – DiBartolomeo, McBee, Hartley & Barnes, P.A – Audit Services for the fiscal years ended September 30, 2025 and 2026.

Exhibit 4

D. Ratification of Landscape Inspection Services and Software Platform Agreement – Optic Systems – \$507.00/month

Exhibit 5

E. Ratification of Agreement between Malabar Lakes West Homeowners Association Inc. and Chaparral of Palm Bay CDD

Exhibit 6

F. Ratification of Proposal – ECS Integrations – Installation of Two (2) Gate Closers - \$2,880.00

Exhibit 7

G. Ratification of Proposals – Florida Commercial Care

1. Fencing – \$625.23
2. Installation of Solenoid, Replacement of Spray Head, Rotor, and Nozzle, and Repair of Drip Lines - \$1,646.46
3. Irrigation Repairs from January Inspection - \$1,422.34
4. Irrigation Repairs from February Inspection - \$565.78
5. Repair of Trip Hazard in the Sidewalk - \$757.13

Exhibit 8

Exhibit 9

Exhibit 10

Exhibit 11

Exhibit 12

IV. Business Items

- A. Amenities Policies and Usage Agreement
 - 1. Open Public Hearing
 - 2. Public Comments
 - 3. Close Public Hearing
- B. Consideration for Adoption – **Resolution 2026-04** – Adopting Amenities Policies and Usage Agreement **Exhibit 13**
 - 1. Exhibit A - Clubhouse Gathering Room Reservation Policies and Usage Agreement **Exhibit 14**
 - 2. Recreational Facilities Policies and Regulations **Exhibit 15**
- C. Consideration for Adoption – **Resolution 2026-05** – Election of Board Members in the Upcoming General Election **Exhibit 16**
- D. Consideration for Adoption – **Resolution 2026-06** – Setting Landowners Election and Meeting **Exhibit 17**
- E. Consideration for Approval of Proposal for Annual Arbitrage Calculations (\$12,500,000 Capital Improvement Bonds, Series 2024) – Arbitrage Rebate Counselors - \$475.00/yr **Exhibit 18**

V. Vendor and Staff Updates

- A. District Engineer
- B. District Counsel
- C. Fields Operations Manager – Kai – Jerry Edwards
 - 1. Safety Culture Report conducted on April 14, 2026 **Exhibit 19**
 - 2. Lake Pros – Field Service Report **Exhibit 20**
 - 3. Florida Commercial Care – Irrigation Report dated February 10, 2026 **Exhibit 21**
- D. District Manager – Kai – Larry Krause
 - 1. Presentation of FY 2024-2025 Annual Performance Report **Exhibit 22**
 - 2. Presentation of Number of Registered Voters – 355 **Exhibit 23**

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

VII. Supervisor Requests

VIII. Adjournment