

**CHAPARRAL OF PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting and Public Hearing

Date/Time:

***Monday, August 17, 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, August 17, 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, August 17, 2026

Time: 8:30 A.M.

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

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

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

Regular Meeting and Public Hearing Agenda

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 Approval for the June 15, 2026 Chaparral of Palm Bay CDD Regular Meeting Minutes **Exhibit 1**
- B. Ratification of Outdoor Solar Lighting Service Agreement between Gig Fiber LLC and Chaparral of Palm Bay CDD **Exhibit 2**
- C. Ratification of Proposals
 - 1. ECS Integrations
 - a. Installation of New 4TB NVR Recorder – \$2,670.00 **Exhibit 3**
 - b. Gate Repair – \$3,465.00 **Exhibit 4**
 - 2. Florida Commercial Center
 - a. Irrigation System Repair and Maintenance – \$936.25 **Exhibit 5**
 - a. Lawn & Grounds Maintenance – \$3,456.00 **Exhibit 6**
 - b. Fence Repair – \$3,916.50 **Exhibit 7**
 - c. Removal and Replacement of Dead Copper Plants – \$6,952.32 **Exhibit 8**

IV. Business Items

- A. FY 2027 Budget Public Hearing
 - 1. Open Public Hearing

2. Presentation of the FY 2027 Budget *(Under Separate Cover)*
 - a. Affidavits of Publication: July 24 & 31, 2026 Exhibit 9
3. Public Comments
4. Close Public Hearing
- B. Consideration for Adoption – **Resolution 2026-09**, Adopting the FY 2027 Budget Exhibit 10
- C. FY 2027 Levying O&M Assessments Public Hearing
 1. Open Public Hearing
 2. Public Comments
 3. Close Public Hearing
- D. Consideration for Adoption – **Resolution 2026-10**, Imposing and Levying the O&M Assessments on the FY 2027 Budget Exhibit 11
 1. Exhibit A – FY 2026-2027 Budget *(Under Separate Cover)*
 2. Exhibit B – Form of Budget Funding Agreement with Developer
 - a. Affidavit for Anti-Human Trafficking
- E. Proposed Recreational Facilities Policies and Regulations and Clubhouse Reservation Fees and Rates Public Hearing
 1. Open Public Hearing
 2. Presentation of the Recreational Facilities Policies and Regulations Exhibit 12
 - a. Affidavit of Publication: August 7, 2026 Exhibit 13
 3. Public Comments
 4. Close Public Hearing
- F. Consideration for Adoption – **Resolution 2026-11**, Adopting Amenities Policies and Usage Agreement Exhibit 14
 1. Exhibit A – Clubhouse Gathering Room Reservation Policies and Usage Agreement
- G. Consideration for Adoption – **Resolution 2026-12**, Adopting the FY 2027 Meeting Schedule Exhibit 15
 1. Exhibit A – Notice of Meetings
- H. Consideration for Approval – Annual Arbitrage Calculations - Chaparral of Palm Bay CDD – \$12,500,000 Capital Improvement Revenue Bonds, Series 2024 (Two) ("Series 2024") Exhibit 16

I. Consideration for Acceptance – Developer Licensing Agreement

V. Vendor and Staff Updates

A. District Engineer

B. District Counsel

C. Fields Operations Manager – Kai

1. Lake Pros – Field Service Report

Exhibit 17

D. District Manager – Kai – Larry Krause

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

VII. Supervisor Requests

VIII. Adjournment