KINDNESS · ACTION · INNOVATION

Chaparral of Palm Bay

Community Development District

Monday, November 16, 2026
Regular Meeting Agenda Package

TEAMS MEETING INFORMATION	
Meeting ID 265 022 339 816 922	**Passcode** 4hB6Da3x
Call-In Number 1 312-667-7136	**Conference ID** 591 478 710#
Join URL https://teams.microsoft.com/meet/265022339816922?p=Bd0mWK50nfp57ClIv2	

K — KINDNESS

A — ACTION

I — INNOVATION

Say hi to happy living

2502 N Rocky Point Dr., Suite 1000 · Tampa, FL 33607
hikai.com

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 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, November 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	Vice Chairwoman	
Courtney Mattern	Assistant Secretary	
Brittany Crutchfield	Assistant Secretary	

TEAMS: Join the meeting now
Meeting ID: **265 022 339 816 922**
Passcode: **4hB6Da3x**
Dial in by phone: +1 312-667-7136
Phone conference ID: 591 478 710#

Regular Meeting 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 October 19, 2026 Chaparral of Palm Bay CDD Regular Meeting Minutes **Exhibit 1**

B. Consideration for Acceptance of the October 2026 Unaudited Financial Statements **Exhibit 2**

C. Ratification of Proposals

1. Lake Pros - Fountain Inspection & Diagnostic - $235.00 **Exhibit 3**
2. Florida Commercial Center - Troubleshoot Irrigation System - $762.00 **Exhibit 4**

IV. Business Items

A. Consideration for Adoption – **Resolution 2027-03,** Canvassing and Certifying the Results of the Landowner's Election **Exhibit 5**

B. Consideration for Adoption – **Resolution 2027-04,** Designating Officers **Exhibit 6**

C. Consideration for Adoption – **Resolution 2027-05,** Declaring Vacancies for Seats 3 and 4 **Exhibit 7**

V. Vendor and Staff Updates

A. District Engineer

B. District Counsel

C. Fields Operations Manager – Kai

1. October 2026 Landscape Inspection Report **Exhibit 8**
2. Lake Pros – Field Service Report **Exhibit 9**

D. District Manager – Kai – Larry Krause

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

VII. Supervisor Requests

VIII. Adjournment