

Town Center at Palm Coast Community Development District

Board of Supervisors

Jeffrey Douglas Chairperson
Greg Eckley, Vice Chairperson
Frances Estrada, Assistant Secretary
Vacant, Assistant Secretary
Vacant, Assistant Secretary

Staff:

Samantha Harvey, District Manager
Jennifer Goldyn, Regional Director
Michael Chiumento III, District Counsel
Robert Gaylord, District Engineer
Clint Smith, Field Services

Meeting Agenda

Friday, August 15, 2025 – 10:00 a.m.

Call-in number:1-646-838-1601, Phone Conference ID:588543974#

- 1. Call to Order and Roll Call**
- 2. Motion to Approve the Agenda**
- 3. Audience Comments – Three - (3) Minute Time Limit**
- 4. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. Field Services Manager
 - i. Town Center At Palm Coast Landscape Maintenance RFP Memorandum and Evaluation Sheet
 - D. Presentation of Proposals for Landscape RFP *Three - (3) Minute Time Limit*
 - i. Bland Landscape
 - ii. BrightView Landscape
 - iii. Juniper Landscape
 - iv. Ruppert Landscape
 - v. VerdeGo Landscape
 - vi. Yellowstone Landscape
 - E. District Manager
 - i. Implementation of Financials Being Presented to the Board
 - ii. 2nd Quarter Website Audit
- 5. Business Items**
 - A. Public Hearings to Adopt the Fiscal Year 2026 Budget and Levy of Non-Ad Valorem Assessments
 - i. Consideration of Resolution 2025-06, Annual Appropriations and Adopting the Fiscal Year 2026 Budget
 - ii. Consideration of Resolution 2025-07, Levying Non-Ad Valorem Assessments
 - B. Consideration of Resolution 2025-08, Adopting the Fiscal Year 2026 Meeting Schedule
 - C. Acceptance of LLS Tax Solutions Inc. Arbitrage Report for Capital Improvement Bonds Series 2005 for the Period Ending March 27, 2025
 - D. Consideration of LLS Tax Solutions Inc. Engagement Letter for Arbitrage Services, Capital Improvement Revenue Bonds, Series 2005 - March 28, 2025 through March 27, 2028
- 6. Business Administration**
 - A. Consideration of Minutes from the Meeting held May 29, 2025
 - B. Consideration of the June 2025 Financial Reports and Check Register

District Office:
Inframark, Community Management Services
11555 Heron Bay Boulevard, Suite 201
Coral Springs, Florida 33076
954- 603-0033

Meeting Location:
Hilton Garden Inn Palm Coast/Town Center
55 Town Center Boulevard,
Palm Coast, Florida 32164

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- C. Consideration of the July 2025 Financial Reports and Check Register
- 7. Supervisor Requests**
- 8. Adjournment**

The next meeting is scheduled for Friday, September 19, 2025, at 10:00 a.m.

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