Seminole Palms
Community Development District

Meeting Agenda

Friday
November 20, 2026
12:30 PM

Hilton Garden Inn Palm Coast/Town Center
55 Town Center Blvd.
Palm Coast, Florida

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Administration of Oaths of Newly Elected Board Members (Seat #1), (Seat #2) & (Seat #4)
    B. Consideration of Resolution 2027-01 Canvassing and Certifying the Results of the Landowners' Election
    C. Election of Officers
    D. Consideration of Resolution 2027-02 Electing Officers
4. Approval of Meeting Minutes
    A. August 21, 2026, Audit Committee Meeting
    B. August 21, 2026, Board of Supervisors Meeting
5. New Business Items
    A. Consideration of Resolution 2027-03 Amending Fiscal Year 2026 Budget
    B. Consideration of Agreement with PayGov.US for Electronic Payment Processing
    C. Ratification of Acquisition of Amenity Center Improvements
    D. Ratification of Interlocal Agreement with the Flagler County Sheriff's Office
    E. Ratification of Requisition 2024-28-33 Seminole Palm Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two Project)
6. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager

i. Consideration of Addendum to Service Agreement for Phase 2 Mowing Additional Areas with Yellowstone
ii. Ratification of Second Amendment to Lake Maintenance Service Agreement with Lake Pros, LLC
iii. Ratification of HVAC Service Agreement with Sunshine Heating and Air Conditioning, Inc.
iv. Ratification of Pest Control Management Services with Rentokil
v. Ratification of Maintenance Service Agreement with GymWorx

D. District Manager's Report
i. Approval of Check Registers
ii. Balance Sheet and Income Statement

7. Other Business
8. Supervisor's Requests
9. Next Meeting Date – December 18, 2026
10. Adjournment