

**MINUTES OF MEETING
EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Emerald Lakes Community Development District held a Regular Meeting on March 21, 2025 at 1:00 p.m., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935.

Present:

Richard Gottlieb (via phone)	Chair
Chris Kasten	Vice Chair
David Kramer	Assistant Secretary
Mel Scott	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC (WHA)
Michael Eckert (via phone)	District Counsel
Brenda Yates	Yates and Company
Jared Elkins	Public
Michael Goodnight	Public
Stephen McMillan	Public
Dakota Church	Public
Lorraine deMontigny	Public
Chris Cutler	Lennar
Greg Pettibon	Lennar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:11 p.m.

Supervisors Kasten, Kramer and Scott were present. Supervisor Gottlieb attended via telephone. Supervisor-Elect Alfredo Rodriguez-Walling was not present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Lorraine deMontigny, a member of the public, stated that she is present to observe.

Mr. Jared Elkins, a member of the public, stated that he is present representing international economic interests in Brevard County, specifically Palm Bay. He wants to learn more about energy in the CDD and about CDD development.

Mr. Michael Goodnight, a member of the public, stated that he is present for observational purposes to learn how the CDD operates.

Mr. Dakota Church, a member of the public, stated that he is present for observational purposes to find out what is going on with the CDD.

Mr. Stephen McMillan, a member of the public, stated that he is present for observational purposes to learn how the CDD operates.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [Seat 3 - David Kramer, Seat 4 - Mel Scott] (the following to be provided in a separate package)

Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. David Kramer and Mr. Mel Scott. Both are familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- D. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-01 and recapped the results of the Landowners' Election, as follows:

Seat 3	David Kramer	510 votes	4-year term
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Seat 4	Mel Scott	510 votes	4-year term
Seat 5	Alfredo Rodriguez-Walling	495 votes	2-year term

On MOTION by Mr. Kasten and seconded by Mr. Kramer, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Notice of Intent to Decline Election/Appointment to Board of Alfredo Rodriguez-Walling [Seat 5]

On MOTION by Mr. Kasten and seconded by Mr. Kramer, with all in favor, Mr. Alfredo Rodriguez-Walling's Notice of Intent to Decline Election/Appointment to Seat 5, was accepted.

SIXTH ORDER OF BUSINESS

Consider Appointment of Chris Cutler to Fill Unexpired Term of Seat 5; Term Expires November 2026

Mr. Kasten nominated Mr. Chris Cutler to fill Seat 5. No other nominations were made.

On MOTION by Mr. Kramer and seconded by Mr. Kasten, with all in favor, the appointment of Mr. Chris Cutler to Seat 5, was approved.

- Administration of Oath of Office to Chris Cutler**

Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Chris Cutler. He is familiar with the items listed in the Third Order of Business.

SEVENTH ORDER OF BUSINESS

Acceptance of Resignation of Mel Scott [Seat 4]

On MOTION by Mr. Kasten and seconded by Mr. Kramer, with all in favor, Mr. Mel Scott's resignation from Seat 4, was accepted.

EIGHTH ORDER OF BUSINESS**Consider Appointment of Greg Pettibon to Fill Unexpired Term of Seat 4; Term Expires November 2028**

Mr. Kasten nominated Mr. Greg Pettibon to fill Seat 4. No other nominations were made.

On MOTION by Mr. Kasten and seconded by Mr. Cutler, with all in favor, the appointment of Mr. Greg Pettibon to Seat 4, was approved.

- **Administration of Oath of Office to Greg Pettibon**

Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Greg Pettibon. He is familiar with the items listed in the Third Order of Business.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-02. Mr. Kasten nominated the following:

Chris Kasten	Chair
Greg Pettibon	Vice Chair
David Kramer	Assistant Secretary
Chris Cutler	Assistant Secretary
Richard Gottlieb	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Mel Scott	Assistant Secretary
Alfredo Rodriguez-Walling	Assistant Secretary

The following prior appointments to the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Mr. Kramer and seconded by Mr. Cutler, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Discussion: Fiscal Year 2026 Proposed Budget

Ms. Cerbone discussed budgeting for Fiscal Year 2026.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-03. The following will be added to the Fiscal Year 2025 Meeting Schedule.

DATES: April 18, 2025; May 16, 2025; June 20, 2025; July 18, 2025; August 15, 2025 and September 19, 2025

TIME: 1:00 PM

LOCATION: 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935

On MOTION by Mr. Scott and seconded by Mr. Cutler, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

Ms. Cerbone presented the Unaudited Financial Statements as of February 28, 2025.

Mr. Cutler and Mr. Pettibon stated that they waive the allowable Supervisor compensation.

On MOTION by Mr. Kasten and seconded by Mr. Kramer, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of Minutes**

- A. September 20, 2024 Public Hearing and Regular Meeting**
- B. November 5, 2024 Landowners' Meeting**

On MOTION by Mr. Kasten and seconded by Mr. Kramer, with all in favor, the September 20, 2024 Public Hearing and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Eckert discussed recent proposed legislative actions affecting CDDs, as follows:

- A bill proposes to significantly increase the sovereign immunity limits, which could result in an increase to the CDD's liability insurance rates.
- Another bill would enable the CDD to advertise on the CDD website, which would result in savings, as the CDD would no longer be required to advertise in a newspaper.
- Another bill would give the Clerk of Courts access to CDD records, which is redundant, in that the CDD's records are already public records.
- Some bills involve assessments on agricultural lands.
- Another bill proposes to eliminate the Goals and Objectives reporting that became a requirement last year.
- Another bill proposes replacing the Lieutenant Governor with a Commissioner of Government Efficiency.
- Another bill proposes to require all local governments to conduct an annual stormwater inspection.

B. District Engineer: Construction Engineering Group

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: TBD [Presentation of FY2026 Proposed Budget]**
 - **QUORUM CHECK**

Ms. Cerbone recapped the motions made and the vote count for each, since there were different numbers of Board Members at various times during the meeting due to the transitioning of some seats, etc. Ultimately, each vote passed unanimously.

The next meeting will be on April 18. 2025.

FIFTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS**Public Comments**

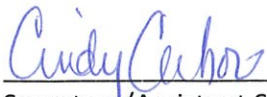
A member of the public asked if the legislation related to assessments on agricultural lands is passed or if it is pending legislation. Mr. Eckert stated that it is pending.

A member of the public asked if a CDD is part of the City or separate. Mr. Eckert stated that the CDD is an independent special district. Ms. Cerbone stated that the CDD abides by the Florida Statutes but complies with other governmental entities and agencies, as necessary.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kasten and seconded by Mr. Pettibon, with all in favor, the meeting adjourned at 1:43 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A handwritten signature in blue ink, appearing to read "Cindy Cebors", written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, consisting of stylized, overlapping loops, written over a horizontal line.

Chair/Vice Chair