the village at GULFSTREAM PARK™

BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS **Call to Order**

The Board of Supervisors' Meeting for the Village at Gulfstream Park Community Development District was called to order on Friday, May 23, 2025, at 11:06 A.M. at 901 South Federal Highway, Hallandale Beach, FL 33009.

Present and constituting a quorum:

Joshua Adams	Chairman
Fernella Allen	Assistant Secretary
Marcelo Toledo	Assistant Secretary

Also present were:

Jane Gaarlandt	PFM Group Consulting LLC	
Kwame Jackson	PFM Group Consulting LLC	(via phone)
Verona Griffith	PFM Group Consulting LLC	(via phone)
Gregory George	Billing, Cochran, Lyles, Mauro & Anderson P.A.	
Steven Christie	**Village at Gulfstream Park**	

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no public comments.

THIRD ORDER OF BUSINESS **Consideration of Richard Patterson's Resignation from the Board of Supervisors**

Ms. Gaarlandt noted this resignation is for Seat 3.

> On MOTION by Ms. Allen, seconded by Mr. Toledo, with all in favor, the Board accepted Richard Patterson's Resignation from the Board of Supervisors.

FOURTH ORDER OF BUSINESS **Nomination(s) for Vacant Seat 3 (Term Expires 11/2027)**

Ms. Gaarlandt noted that Seat 3 and Seat 4 are now vacant, and the terms expire 11/2027.

On MOTION by Mr. Adams, seconded by Mr. Toledo, with all in favor, the Board nominated Steven. Christie to Vacant Seat 3.

Ms. Gaarlandt administered the Oath of Office to Mr. Christie.

FIFTH ORDER OF BUSINESS **Nomination(s) for Vacant Seat 4 (Term Expires 11/2027)**

There were no nominations for Seat 4 at this time. The item was deferred.

SIXTH ORDER OF BUSINESS **Consideration of the Minutes of the July 26, 2024, Board of Supervisors' Meeting**

The Board reviewed the minutes.

On MOTION by Ms. Allen, seconded by Mr. Adams, with all in favor, the Board approved the Minutes of the July 26, 2024, Board of Supervisors' Meeting.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Designating Michael J. Pawelczyk as the District's Registered Agent**

Mr. George noted that Mr. Lyles is now retired, and the recommendation is to replace him with Mr. Pawelczyk.

On MOTION by Mr. Toledo, seconded by Mr. Adams, with all in favor, the Board approved Resolution 2025-01, Designating Michael J. Pawelczyk as the District's Registered Agent.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Setting Date, Time, and Location of Landowner's Meeting**

Ms. Gaarlandt recommended November 14, 2025, for the Landowner's Meeting, which will coincide with the regular Board Meeting. She noted that Seats 1, 2, and 5 will all be up for election.

> On MOTION by Ms. Allen, seconded by Mr. Adams, with all in favor, the Board approved Resolution 2025-02, Setting November 14, 2025 at 11:00 a.m. at the current location for the Landowner's Meeting.

NINTH ORDER OF BUSNIESS — **Review of Number of Registered Voters**

Ms. Gaarlandt noted that as of April 15, 2025, there are six registered voters in the District.

TENTH ORDER OF BUSINESS — **Seating of the Auditor Selection Committee**

Ms. Gaarlandt recommended the Board seating itself as the Auditor Selection Committee. She noted this is done on a three-year cycle and gave an overview of the auditor selection process.

There was a brief discussion regarding the Auditor Selection Committee.

> On MOTION by Mr. Adams, seconded by Mr. Christie, with all in favor, the Board seated itself as as the Auditor Selection Committee.

ELEVENTH ORDER OF BUSINESS — **Consideration of VGlobalTech Website Maintenance Proposed Fee Increase**

Ms. Gaarlandt noted this is for a $10 a month increase for maintenance of the website. This is already reflected in the preliminary budget.

> On MOTION by Mr. Adams, seconded by Ms. Allen, with all in favor, the Board approved the VGlobalTech Website Maintenance Proposed Fee Increase.

TWELFTH ORDER OF BUSINESS — **Consideration of Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date Thereon**

Ms. Gaarlandt recommended July 25, 2025, at 11:00 a.m., at the current location, for the Public Hearing.

She noted there is no significant change to the budget and provided an overview of the additional suggested insurance options, which included fraud insurance and volunteer worker's compensation insurance.

> On MOTION by Mr. Adams, seconded by Ms. Allen, with all in favor, the Board approved Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date Thereon for July 25, 2025 at 11:00 a.m. at the current location.

THIRTEENTH ORDER OF BUSINESS **Consideration of Amendment to Financial Advisory Agreement for Re-amortization Services**

Ms. Gaarlandt presented the amendment to the agreement.

> On MOTION by Mr. Adams, seconded by Ms. Allen, with all in favor, the Board approved the Amendment to Financial Advisory Agreement for Re-amortization Services.

FOURTEENTH ORDER OF BUSINESS **Ratification of Arbitrage Services Engagement Letter – Series 2008 Bond**

Ms. Gaarlandt noted this is an annual occurrence and remains at the same cost. The report will be brought back before the Board when finalized.

> On MOTION by Mr. Adams, seconded by Ms. Allen, with all in favor, the Board ratified the Arbitrage Services Engagement Letter – Series 2008 Bond.

FIFTEENTH ORDER OF BUSINESS **Ratification of Fiscal Year 2024 Auditor Engagement Letter**

Ms. Gaarlandt noted the letter is consistent with previous letters and was previously signed in order for the Auditor to proceed with the audit.

> On MOTION by Ms. Allen, seconded by Mr. Christie, with all in favor, the Board ratified the Fiscal Year 2024 Auditor Engagement Letter.

SIXTEENTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2024 Audit Report**

This item was deferred until the final report is received.

SEVENTEENTH ORDER OF BUSINESS **Ratification of Funding Request No. 319 - 324**

Ms. Gaarlandt stated that these are standard District expenses already approved and are included solely for ratification.

> On MOTION by Ms. Allen, seconded by Mr. Adams, with all in favor, the Board ratified Funding Request No. 319 - 324.

EIGHTEENTH ORDER OF BUSINESS **Review of District Financial Position**

The Board reviewed the District's financial position.

NINTEENTH ORDER OF BUSINESS **Staff Reports**

District Counsel – Mr. George noted that he will be relocating to Kentucky and June and there will be new District Counsel representation at the next meeting. He gave an overview of the Florida Sunshine Laws, public records requirements, and ethics laws for the new Board member. He also noted there is annual required Ethics Training for the Board.

District Engineer – No Report.

District Manager – Ms. Gaarlandt will send out a reminder to the Board for their Form 1 and the links to the required annual Ethics Training. She will email the new board member information to Mr. Christie. She provided an overview of the timing of the Ethics Training and noted the Form 1is completed online.

TWENTIETH ORDER OF BUSINESS **Audience Comments and Supervisors Requests, Adjournment**

There were no Supervisor requests or audience comments at this time.

Ms. Gaarlandt requested a motion to adjourn.

> On MOTION by Mr. Adams, seconded by Ms. Allen, with all in favor, the May 23, 2025, meeting of the Board of Supervisors for The Village at Gulfstream Park Community Development District was adjourned at 11:35 AM.

Chair/Vice Chair

Secretary/Assistant Secretary