



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, July 25, 2025, at 11:07 A.M. at 901 South Federal Highway, Hallandale Beach, FL 33009.

Present and constituting a quorum:

Fernella Allen
Marcelo Toledo
Steven Christie

Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jane Gaarlandt
Kwame Jackson
Verona Griffith
Liza Smoker

PFM Group Consulting LLC
PFM Group Consulting LLC (via phone)
PFM Group Consulting LLC (via phone)
Billing, Cochran, Lyles, Mauro & Anderson P.A.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Nomination(s) for Open Seat 4 (Term Expires 11/2027)

This item was deferred and will be kept on the agenda.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Election of Officers

Ms. Gaarlandt reviewed the current slate of Officers. This resolution will add Mr. Christie as Assistant Secretary. She noted there has to be a Vice Chair nomination. Changes can be made as needed in the future.

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

On MOTION by Mr. Toledo, seconded by Ms. Allen, with all in favor, the Board nominated Mr. Toledo to the Vice Chair position.

On MOTION by Ms. Allen, seconded by Mr. Christie, with all in favor, the Board approved Resolution 2025-04, Election of Officers.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the:

- **May 23, 2025, Board of Supervisors' Meeting**
- **May 23, 2025, Auditor Selection Committee Meeting**

The Board reviewed the minutes.

On MOTION by Ms. Allen, seconded by Mr. Toledo, with all in favor, the Board approved the Minutes of the May 23, 2025, Board of Supervisors' Meeting, and the Minutes of the May 23, 2025, Auditor Selection Committee Meeting.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Setting a Regular Meeting Schedule for Fiscal Year 2026

Ms. Gaarlandt reviewed the meeting schedule. She noted the meetings will remain on the same schedule as the current fiscal year. Meetings can be adjusted as needed. The Landowner's Election will be held in November 2025.

On MOTION by Ms. Allen, seconded by Mr. Christie, with all in favor, the Board approved Resolution 2025-05, Setting a Regular Meeting Schedule for Fiscal Year 2026.

SEVENTH ORDER OF BUSINESS

Public Hearing on the Adoption of District's Annual Budget

- **Public Comments**
- **Board Comments**
- A. **Consideration of Resolution
2025-06, Adopting FY 2026
Budget and Appropriating
Funds**

Ms. Gaarlandt noted the Public Hearing was noticed in accordance with statutory requirements.

On MOTION by Mr. Toledo, seconded by Ms. Allen, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Annual Budget.

There were no Board comments.

On MOTION by Mr. Toledo, seconded by Ms. Allen, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Annual Budget.

Ms. Gaarlandt introduced the resolution and noted the budget is the same overall budget as was previously proposed and approved.

On MOTION by Ms. Allen, seconded by Mr. Toledo, with all in favor, the Board approved Resolution 2025-06, Adopting FY 2026 Budget and Appropriating Funds.

EIGHTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Funding Agreement

Ms. Gaarlandt noted this agreement is for the developer to fund the approved budget and is similar in form to the current agreement.

On MOTION by Ms. Allen, seconded by Mr. Toledo, with all in favor, the Board approved the Fiscal Year 2026 Funding Agreement.

NINTH ORDER OF BUSNIESS

Review and Acceptance of Fiscal Year 2024 Audit Report

The Board reviewed the report.

Ms. Gaarlandt noted it was a clean report. The draft report was circulated and reviewed by counsel and the Chair prior to submittal.

On MOTION by Ms. Allen, seconded by Mr. Christie, with all in favor, the Board accepted the Fiscal Year 2024 Audit Report.

TENTH ORDER OF BUSINESS

Consideration of Recommendation of the Auditor Selection Committee

Ms. Gaarlandt noted the recommendation was to move forward with Grau & Associates ranked as the highest ranked proposer with 100 points. District Management will respond to the proposers and request an engagement letter from Grau & Associates. The engagement letter will be sent to District Counsel for review.

On MOTION by Ms. Allen, seconded by Mr. Toledo, with all in favor, the Board approved the Recommendation of the Aud proposal of three years, and waived the three-proposal requirement.

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

On MOTION by Mr. Christie, seconded by Ms. Allen, with all in favor, the Board ratified Funding Request No. 325 - 336.

TWELFTH ORDER OF BUSINESS

Review of District Financial Position

The Board reviewed the District's financial position.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel –

- **Legislative Memorandum**

Ms. Smoker gave an update on the legislative session. A summary was included in the Board's packet for review.

District Engineer – No Report.

District Manager – It was noted the Board Members had completed their Form 1 filings. The annual four-hour Ethics Training is due by December 31. Once completed, it is recommended that Board Members email District Management with confirmation of date of completion. The Board chose to cancel the August 22, 2025, meeting.

FOURTEENTH 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. Christie, seconded by Ms. Allen, with all in favor, the July 25, 2025, meeting of the Board of Supervisors for The Village at Gulfstream Park Community Development District was adjourned.



~~Secretary/Assistant Secretary~~
Vice Chair



~~Chair/Vice Chair~~
Secretary