



RESCHEDULED BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS

Call to Order

The Rescheduled Board of Supervisors' Meeting for the Village at Gulfstream Park Community Development District was called to order on Thursday, November 20, 2025, at 11:01 A.M. at 901 South Federal Highway, Hallandale Beach, FL 33009.

Present and constituting a quorum:

Fernella Allen	Assistant Secretary
Marcelo Toledo	Assistant Secretary
Steven Christie	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)
Angeline Agoncillo	PFM Group Consulting LLC (via phone)
Liza Smoker	Billing, Cochran, Lyles, Mauro & Anderson P.A.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of the Oath of Office to Newly Elected Board Member(s)

Ms. Gaarlandt noted the newly elected Board Members were sworn in prior to the meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Canvassing and Certifying the Results of the Landowners' Election

Ms. Gaarlandt gave an overview of the results. It was noted that Ms. Allen and Mr. Adams received 55 votes for a four-year term, and Mr. Toledo received 54 votes for a two-year term.

On MOTION by Ms. Allen, seconded by Mr. Toledo, with all in favor, the Board approved Resolution 2026-01, Canvassing and Certifying the Results of the Landowner's Election.

FIFTH ORDER OF BUSINESS

**Consideration of Nominations for
Open Seat 4 (Term Expires 11/2027)**

There were no nominations at this time.

This item was deferred.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
Appointing District Officers**

Ms. Gaarlandt reviewed the current slate of Officers. The Board can make any changes .

On MOTION by Ms. Allen, seconded by Mr. Christie, with all in favor, the Board approved Resolution 2026-02, Appointing District Officers, keeping the current slate of Officers.

SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
July 25, 2025:**

- Auditor Selection Committee
- Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Ms. Allen, seconded by Mr. Christie, with all in favor, the Board approved the Minutes of the July 25, 2025 Auditor Selection Committee and July 25, 2025, Board of Supervisors' Meeting.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03,
Adopting Goals, Objectives,
Performance Measures, Standards,
and Annual Reporting**

Ms. Gaarlandt noted this is an annual statutory requirement. The goals and objectives have not changed since the previous fiscal year.

On MOTION by Ms. Allen, seconded by Mr. Toledo, with all in favor, the Board approved Resolution 2026-03, Adopting Goals, Objectives, Performance Measures, Standards, and Annual Reporting, and authorized the Chair to finalize the annual report.

NINTH ORDER OF BUSNIESS

**Consideration of PFM Financial
Advisors Engagement Letter**

Ms. Gaarlandt presented and noted this is due to the changes in the District's Assessment Methodology. This is for a one-time fee of \$25,500.00. Any questions can be directed to District Counsel.

On MOTION by Ms. Allen, seconded by Mr. Christie, with all in favor, the Board approved the PFM Financial Advisors Engagement Letter.

TENTH ORDER OF BUSINESS

**Consideration of District Engineer
2025 Fee Schedule**

Ms. Gaarlandt presented and noted this is a regular annual increase. There will be an amendment to the District Engineer's agreement forthcoming.

On MOTION by Ms. Allen, seconded by Mr. Toledo, with all in favor, the Board approved the District Engineer 2025 Fee Schedule.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal for
Supplemental Engineer's Report**

Ms. Gaarlandt presented.

On MOTION by Ms. Allen, seconded by Mr. Christie, with all in favor, the Board approved the Proposal for the Supplemental Engineer's Report.

TWELFTH ORDER OF BUSINESS

**Consideration of Supplemental
Engineer's Report**

This item was deferred.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Amended and
Restated Assessment Methodology**

This item was deferred.

FOURTEENTH ORDER OF BUSINESS

**Review and Acceptance of FY 2025
District Goals and Objectives
Reporting Form**

Ms. Gaarlandt noted this form was previously accepted by the Board. All goals and objectives have been met by the District and once accepted this report will be placed on the District's website.

On MOTION by Ms. Allen, seconded by Mr. Christie, with all in favor, the Board accepted the FY 2025 District Goals and Objectives Reporting Form.

FIFTEENTH ORDER OF BUSINESS

Ratification of 2nd Amendment to Website Maintenance Agreement

Ms. Gaarlandt noted this is for ratification only. She noted there was a monthly fee increase that was previously approved in the budget.

On MOTION by Ms. Allen, seconded by Mr. Christie, with all in favor, the Board ratified the 2nd Amendment to Website Maintenance Agreement.

SIXTEENTH ORDER OF BUSINESS

Ratification of Auditor Engagement Letter

Ms. Gaarlandt noted this is for ratification for the Fiscal Year 2025 audit. It was noted this was reviewed by District Counsel and District Staff.

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

SEVENTEENTH ORDER OF BUSINESS

Ratification of Funding Request No. 337

The Board reviewed the funding request.

Ms. Gaarlandt noted this is for ratification only.

On MOTION by Ms. Allen, seconded by Mr. Christie, with all in favor, the Board ratified Funding Request No. 337.

EIGHTEENTH ORDER OF BUSINESS

Review of District Financial Position

The Board reviewed the District's financial position.

On MOTION by Ms. Allen, seconded by Mr. Christie, with all in favor, the Board accepted the District Financial Position.

NINETEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Ms. Smoker reminded the Board of the required four-hour annual Ethics Training due December 31. It was noted Mr. Christie is exempt for the current year.

District Engineer – No Report.

District Manager – Ms. Gaarlandt will send out the Ethics Training links. Ms. Gaarlandt recommended keeping track of completion. It was noted the next Board Meeting is scheduled for May 22, 2026. Special meetings will be scheduled as needed. It was noted the last week of January, and the last week of March would not be good for quorum.

TWENTIETHTH 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 Ms. Allen, seconded by Mr. Christie, with all in favor, the November 20, 2025, meeting of the Board of Supervisors for The Village at Gulfstream Park Community Development District was adjourned at 11:18 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair