

KOA BAY

**COMMUNITY DEVELOPMENT
DISTRICT**

March 9, 2026

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

KOA BAY
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Koa Bay Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://koabaycdd.net/>

March 2, 2026

Board of Supervisors
Koa Bay Community Development District

Dear Board Members:

The Board of Supervisors of the Koa Bay Community Development District will hold a Regular Meeting on March 9, 2026 at 10:00 a.m., at the Hampton Inn & Suites Port St. Lucie West, 155 S.W. Peacock Boulevard, Port Saint Lucie, Florida 34986. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-01, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2026-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
5. Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [**November 3, 2026** - Seats 3, 4 & 5]
6. Consideration of Resolution 2026-04, Electing Officer(s) of the District and Providing for an Effective Date [Chris Conti]
7. Consideration of Resolution 2026-05, Designating the Location of the Local District Records Office and Providing an Effective Date
8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Location

B. October 1, 2025 - September 30, 2026

- 9. Acceptance of Unaudited Financial Statements as of January 31, 2026
- 10. Approval of September 29, 2025 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes

11. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Captec Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training
 - NEXT MEETING DATE: April 13, 2026 at 10:00 AM

○ QUORUM CHECK

SEAT 1	KATHARINA "KATHY" HOUSER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JACOB WEBB	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOSEPH "JOBY" SLAY, SR.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	RYAN PERNA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ROLAND LABONTE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 12. Board Members' Comments/Requests
- 13. Public Comments
- 14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,



Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 354 2519

KOA BAY
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KOA BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Koa Bay Community Development District (“**District**”) prior to June 15, 2026, the proposed operating budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KOA BAY COMMUNITY DEVELOPMENT DISTRICT:

1. APPROVING PROPOSED BUDGET. The operating budget proposed by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. SETTING HEARING. The public hearing on the approved budget is hereby declared and set for the following date, hour and location:

DATE: _____
HOUR: 10:00 a.m.
LOCATION: _____

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Lucie County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 9th day of March, 2026.

ATTEST:

**KOA BAY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Budget

Exhibit A

Fiscal Year 2026/2027 Budget

**KOA BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**KOA BAY
COMMUNITY DEVELOPMENT DISTRICT
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**KOA BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 1/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 110,410	\$ 139	\$ 22,197	\$ 22,336	\$ 10,667
Total revenues	<u>110,410</u>	<u>139</u>	<u>22,197</u>	<u>22,336</u>	<u>10,667</u>
EXPENDITURES					
Professional & administrative					
Supervisors	9,600	861	1,292	2,153	1,292
Management/accounting/recording**	48,000	-	1,000	1,000	1,000
Legal	25,000	751	1,200	1,951	2,500
Engineering	2,000	-	500	500	2,000
Audit	5,500	-	-	-	-
Arbitrage rebate calculation*	500	-	-	-	-
Dissemination agent*	2,000	-	-	-	-
Trustee*	5,000	-	-	-	-
Telephone	200	-	67	67	-
Postage	500	-	100	100	100
Printing & binding	500	-	167	167	-
Legal advertising	1,750	139	500	639	500
Annual special district fee	175	175	-	175	175
Insurance	6,000	-	-	-	-
Meeting room rental	1,020	-	500	500	500
Contingencies/bank charges	1,750	344	1,406	1,750	1,750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	145
Total professional & administrative	<u>110,410</u>	<u>2,270</u>	<u>7,647</u>	<u>9,917</u>	<u>10,667</u>
Total expenditures	<u>110,410</u>	<u>2,270</u>	<u>7,647</u>	<u>9,917</u>	<u>10,667</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,131)	14,550	12,419	-
Fund balance - beginning (unaudited)	-	(12,419)	(14,550)	(12,419)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(14,550)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (14,550)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**KOA BAY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 1,292
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.</p>	
Management/accounting/recording**	1,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	2,500
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Postage	100
<p>Telephone and fax machine.</p>	
Legal advertising	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Annual special district fee	175
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Insurance	-
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Contingencies/bank charges	1,750
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Meeting room rental	500
Website hosting & maintenance	705
Website ADA compliance	145
Total expenditures	<u>\$ 10,667</u>

KOA BAY
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KOA BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Koa Bay Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026/2027 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KOA BAY COMMUNITY DEVELOPMENT DISTRICT:

1. ADOPTING FISCAL YEAR 2026/2027 ANNUAL MEETING SCHEDULE. The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of March, 2026.

ATTEST:

**KOA BAY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

KOA BAY COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE		
LOCATION <i>TBD</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2026	Regular Meeting	10:00 AM
November 9, 2026	Regular Meeting	10:00 AM
December 14, 2026	Regular Meeting	10:00 AM
January 11, 2027	Regular Meeting	10:00 AM
February 8, 2027	Regular Meeting	10:00 AM
March 8, 2027	Regular Meeting	10:00 AM
April 12, 2027	Regular Meeting	10:00 AM
May 10, 2027	Regular Meeting	10:00 AM
June 14, 2027	Regular Meeting	10:00 AM
July 12, 2027	Regular Meeting	10:00 AM
August 9, 2027	Regular Meeting	10:00 AM
September 13, 2027	Regular Meeting	10:00 AM

KOA BAY
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF KOA BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Koa Bay Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Ft. Pierce, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of City of Ft. Pierce Ordinance No. 24-034 creating the District (the "Ordinance") is September 3, 2024; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF KOA BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 3rd day of November, 2026 at ____:____ __.m., at

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 9th day of March, 2026. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of March, 2026.

Attest:

**KOA BAY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE KOA BAY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Koa Bay Community Development District (the "District") in St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026

TIME: ____:____.m.

PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
KOA BAY COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: ___:___ __.m.

LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**KOA BAY COMMUNITY DEVELOPMENT DISTRICT
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – November 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Koa Bay Community Development District to be held at ___:___ __.m., on November 3, 2026 at _____, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**KOA BAY COMMUNITY DEVELOPMENT DISTRICT
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Koa Bay Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

KOA BAY
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KOA BAY COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICER(S) OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Koa Bay Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect Officer(s) of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF KOA BAY COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following Officer(s) shall be elected as Officer(s) as of March 9, 2026:

Chris Conti Assistant Secretary

SECTION 2. The following prior appointments by the Board remain unaffected by this Resolution:

Katharina Houser is Chair

Jacob Webb is Vice Chair

Joseph Slay is Assistant Secretary

Ryan Perna is Assistant Secretary

Roland LaBonte is Assistant Secretary

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 9TH DAY OF MARCH, 2026.

ATTEST:

**KOA BAY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

KOA BAY
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-05

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE KOA BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Koa Bay Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Ft. Pierce, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KOA BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s local records office shall be located as follows:

LOCATION: _____

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

KOA BAY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

KOA BAY
COMMUNITY DEVELOPMENT DISTRICT

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KOA BAY
COMMUNITY DEVELOPMENT DISTRICT

8A

KOA BAY COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No Not Applicable

District was formed in September 2024 and website is available 12 months after establishment.

Goal 1.3

Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No Not Applicable

See 1.2

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No Not Applicable

As of September 2025, the District had not acquired and/or constructed any improvements.

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No Not Applicable

See 1.2

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No Not Applicable

See 1.2

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on

the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No Not Applicable

Not required.

Cindy Carbono
District Manager

Cindy Carbono
Print Name

10-28-2024
Date

Kathanna House
Chair/Vice Chair, Board of Supervisors

Kathanna House
Print Name

10/28/24
Date

KOA BAY
COMMUNITY DEVELOPMENT DISTRICT

8B

KOA BAY COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

KOA BAY
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**KOA BAY
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2026**

**KOA BAY
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2026**

	General Fund	Debt Service Fund	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash	\$ 159	\$ -	\$ 159
Due from Landowner	22,622	-	22,622
Total assets	<u>22,781</u>	<u>-</u>	<u>22,781</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 11,043	\$ -	\$ 11,043
Due to Landowner	-	17,060	17,060
Landowner advance	11,900	-	11,900
Total liabilities	<u>22,943</u>	<u>17,060</u>	<u>40,003</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	22,622	-	22,622
Total deferred inflows of resources	<u>22,622</u>	<u>-</u>	<u>22,622</u>
Fund balances:			
Restricted for:			
Debt service	-	(17,060)	(17,060)
Unassigned	(22,784)	-	(22,784)
Total fund balances	<u>(22,784)</u>	<u>(17,060)</u>	<u>(39,844)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 22,781</u>	<u>\$ -</u>	<u>\$ 22,781</u>

**KOA BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 139	\$ 110,410	0%
Total revenues	-	139	110,410	0%
EXPENDITURES				
Professional & administrative				
Supervisor	-	861	9,600	9%
Management/accounting/recording**	2,000	8,000	48,000	17%
Legal	-	751	25,000	3%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	2,000	0%
Trustee*	-	-	5,000	0%
Telephone	17	67	200	34%
Postage	-	-	500	0%
Printing & binding	42	167	500	33%
Legal advertising	-	139	1,750	8%
Annual special district fee	-	175	175	100%
Insurance	-	-	6,000	0%
Meeting room rental	-	-	1,020	0%
Contingencies/bank charges	81	344	1,750	20%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total expenditures	2,140	10,504	110,410	10%
Excess/(deficiency) of revenues over/(under) expenditures	(2,140)	(10,365)	-	
Fund balances - beginning	(20,644)	(12,419)	-	
Fund balances - ending	\$ (22,784)	\$ (22,784)	\$ -	

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**KOA BAY
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JANUARY 31, 2026**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Cost of issuance	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balance - beginning	 <u>(17,060)</u>	 <u>(17,060)</u>
Fund balance - ending	<u><u>\$ (17,060)</u></u>	<u><u>\$ (17,060)</u></u>

KOA BAY
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
KOA BAY COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Koa Bay Community Development District held a Public Hearing, Regular Meeting and Audit Committee Meeting on September 29, 2025 at 10:00 a.m., at the Susan Broom Kilmer Branch Library, 101 Melody Lane, Fort Pierce, Florida 34950.

Present:

Kathy Houser	Chair
Jacob Webb	Vice Chair
Joseph “Joby” Slay (via telephone)	Assistant Secretary
Roland LaBonte	Assistant Secretary
Ryan Perna (via telephone)	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC (WHA)
Jonathan Johnson (via telephone)	District Counsel
Joe Capra (via telephone)	District Engineer
Steve Marquardt (via telephone)	Captec Engineering, Inc.
Chad LaBonte (via telephone)	Developer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 10:03 a.m.

Supervisors Houser, Webb and LaBonte were present. Supervisors Slay and Perna attended via telephone.

SECOND ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-40, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

41 Mr. Conti presented Resolution 2025-40 and the proposed Fiscal Year 2025 budget,
42 which is unchanged since it was last presented.

43 **On MOTION by Mr. Webb and seconded by Mr. LaBonte, with all in favor, the**
44 **Public Hearing was opened.**

45
46 No affected property owners or members of the public spoke.

47 **On MOTION by Mr. Webb and seconded by Ms. Houser, with all in favor, the**
48 **Public Hearing was closed.**

49
50 **On MOTION by Mr. Webb and seconded by Mr. Labonte, with all in favor,**
51 **Resolution 2025-40, Relating to the Annual Appropriations and Adopting the**
52 **Budget for the Fiscal Year Beginning October 1, 2024, and Ending September**
53 **30, 2025; Authorizing Budget Amendments; and Providing an Effective Date,**
54 **was adopted.**

55
56
57 **THIRD ORDER OF BUSINESS** **Recess Regular Meeting/Commencement**
58 **of Audit Selection Committee Meeting**

59
60 The Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

61
62 **FOURTH ORDER OF BUSINESS** **Review of Responses to Request for**
63 **Proposals (RFP) for Annual Audit Services**

64
65 **A. Affidavit/Proof of Publication**

66 **B. RFP Package**

67 These items were included for informational purposes.

68 **C. Respondents**

69 Mr. Conti and Ms. Cerbone discussed the RFP process, and District Management’s
70 experience with the respondents. Mr. Conti presented his scores and rankings, as follows:

- 71 ➤ Ability of Personnel: All proposers received full points.
- 72 ➤ Proposer’s Experience: All proposers received full points.
- 73 ➤ Understanding of Scope of Work: All proposers received full points.
- 74 ➤ Ability to Furnish Required Services: All proposers received full points.
- 75 ➤ Price: Grau & Associates (Grau), the lowest bidder, received 20 points; DiBartolomeo,
76 McBee, Hartley & Barnes, P.A. (DMHB), received 19 points.

77 **I. DiBartolomeo, McBee, Hartley & Barnes, P.A.**

78 Bid \$3,200 for Fiscal Year 2025, \$3,350 for Fiscal Year 2026, \$3,500 for Fiscal Year 2027,
79 \$3,600 for Fiscal Year 2028 and \$3,750 for Fiscal Year 2029, plus an additional \$1,250 with
80 bonds.

81 **II. Grau & Associates**

82 Bid \$2,800 for Fiscal Year 2025, \$2,900 for Fiscal Year 2026 and \$3,000 for Fiscal Year
83 2027, plus an additional \$1,500 with bonds.

84 **D. Auditor Evaluation Matrix/Ranking**

85 The Audit Selection Committee accepted Mr. Conti’s scores and ranking, as follows:

- 86 #1 Grau & Associates 100 points
- 87 #2 Di Bartolomeo, McBee, Hartley & Barnes, P.A. 99 points

88 **On MOTION by Ms. Houser and seconded by Mr. Webb, with all in favor,**
89 **accepting Mr. Conti’s overall scores and ranking and recommendation ranking**
90 **Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit**
91 **Services, as the Audit Selection Committee’s scores and ranking and**
92 **recommendation, was approved**

93
94

95 **FIFTH ORDER OF BUSINESS**

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

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97
98 The Audit Selection Committee Meeting terminated and the Regular Meeting
99 reconvened.

100

101 **SIXTH ORDER OF BUSINESS**

Consider Recommendation of Audit Selection Committee

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103
104

- **Award of Contract**

105 **On MOTION by Mr. Webb and seconded by Mr. LaBonte, with all in favor,**
106 **accepting the Audit Selection Committee’s scores, ranking and**
107 **recommendation ranking Grau & Associates as the #1 ranked respondent to**
108 **the RFP for Annual Audit Services, as the Board’s own scores and ranking, and**
109 **awarding the Annual Audit Services contract to Grau & Associates, the #1**
110 **ranked respondent, was approved.**

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113 **SEVENTH ORDER OF BUSINESS**

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

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116

- 117 **A. Affidavit of Publication**
- 118 **B. RFQ Package**
- 119 **C. Respondent: Captec Engineering, Inc.**
- 120 **D. Competitive Selection Criteria/Ranking**

121 These items were included for informational purposes.

- 122 **E. Award of Contract**

123 Ms. Cerbone stated that Captec Engineering, Inc. (Captec), the Interim District Engineer,
 124 was the sole respondent to the RFQ for Engineering Services. As such, the Board can deem
 125 Captec the most qualified and responsive respondent and direct Staff to negotiate an
 126 agreement.

127 **On MOTION by Mr. Webb and seconded by Ms. Houser, with all in favor,**
 128 **deeming Captec Engineering, Inc., the most responsive and highest ranked**
 129 **respondent to the RFQ for Engineering Services; ranking Captec Engineering,**
 130 **Inc., as the #1 ranked respondent; authorizing Staff to work with the Chair and**
 131 **the Developer to negotiate a contract with Captec Engineering, Inc.; and**
 132 **authorizing the Chair or Vice Chair to execute, was approved.**

133
134

135 **EIGHTH ORDER OF BUSINESS**

136 **Consideration of Resolution 2025-09,**
137 **Designating the Location of the Local**
138 **District Records Office and Providing an**
139 **Effective Date**

140 This item was deferred.

141

142 **NINTH ORDER OF BUSINESS**

143 **Acceptance of Unaudited Financial**
144 **Statements as of August 31, 2025**

145 Mr. Conti presented the Unaudited Financial Statements as of August 31, 2025.

146 **On MOTION by Mr. Webb and seconded by Mr. LaBonte, with all in favor, the**
 147 **Unaudited Financial Statements as of August 31, 2025, were accepted.**

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150 **TENTH ORDER OF BUSINESS**

151 **Approval of August 11, 2025 Public Hearing**
152 **and Regular Meeting Minutes**

153 **On MOTION by Mr. Webb and seconded by Mr. LaBonte, with all in favor, the**
 154 **August 11, 2025 Public Hearing and Regular Meeting Minutes, as presented,**
 155 **were approved.**

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ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: Kutak Rock LLP**
- B. **District Engineer (Interim): Captec Engineering, Inc**

There were no District Counsel or District Engineer reports.

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

Discussion ensued regarding the requirement to complete four hours of ethics training by December 31, 2025. Mr. Conti will re-send the links to free course options. Supervisors will attest that they completed the training when filing Form 1 in 2026.

- **NEXT MEETING DATE: October 13, 2025 at 10:00 AM**
 - **QUORUM CHECK**

Going forward, meetings will be held at the Fairfield Inn & Suites Ft. Pierce, 6502 Metal Drive, Ft. Pierce, Florida 34945.

Ms. Cerbone stated the October meeting will likely be cancelled. Beginning with October, Staff will confer with the Developer to determine the next meeting date. The Board previously approved recurring meetings on the second Monday of the month at 10:00 a.m.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Webb and seconded by Mr. LaBonte, with all in favor, the meeting adjourned at 10:27 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

191
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Secretary/Assistant Secretary

Chair/Vice Chair

KOA BAY
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

KOA BAY COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Fairfield Inn & Suites Ft. Pierce, 6502 Metal Dr, Ft. Pierce, Florida 34945

¹*Hampton Inn & Suites Port St. Lucie West, 155 S.W. Peacock Boulevard, Port Saint Lucie, Florida 34986*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2025 CANCELED	Regular Meeting	10:00 AM
November 10, 2025 CANCELED	Regular Meeting	10:00 AM
December 8, 2025 CANCELED	Regular Meeting	10:00 AM
January 12, 2026 CANCELED	Regular Meeting	10:00 AM
February 9, 2026 CANCELED	Regular Meeting	10:00 AM
March 9, 2026¹	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	10:00 AM
April 13, 2026	Regular Meeting	10:00 AM
May 11, 2026	Regular Meeting	10:00 AM
June 8, 2026	Regular Meeting	10:00 AM
July 13, 2026	Regular Meeting	10:00 AM
August 10, 2026	Regular Meeting	10:00 AM
September 14, 2026	Regular Meeting	10:00 AM