MINUTES OF MEETING
KOA BAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Koa Bay Community Development District held 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.

Present:

Jacob Webb	Vice Chair
Joseph "Joby" Slay (via telephone)	Assistant Secretary
Roland LaBonte	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Chad Labonte (via telephone)	Developer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:07 a.m. Supervisors Slay, Webb and LaBonte were present. Supervisors Houser and Perna were absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **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**

Ms. Cerbone presented Resolution 2026-01. She noted that the CDD will be dormant, with the exception of having only two meetings in Fiscal Year 2027; one to approve the proposed Fiscal Year 2027 budget and the other to adopt the budget. As such, the Management Fee is budgeted at $1,000 during this dormant period. Also, to reduce expenses, the plan is for no more than three Board Members to attend each meeting. She reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes. If activity ramps up during Fiscal Year 2027, the budget can be amended, if necessary.

On MOTION by Mr. Webb and seconded by Mr. LaBonte, with all in favor, Resolution 2026-01, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law for June 8, 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; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **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**

This item was deferred.

FIFTH ORDER OF BUSINESS **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]**

Ms. Cerbone presented Resolution 2026-03. Seats 3, 4, and 5, currently held by Mr. Slay, Mr. Perna and Mr. LaBonte, respectively, will be up for election at the Landowners' Election.

> **On MOTION by Mr. LaBonte and seconded by Mr. Slay, with all in favor, Resolution 2026-03, Designating a Date, Time and Location of November 3, 2026 at 1:00 p.m., at Fairfield by Marriot Inn & Suites Fort Pierce, 6502 Metal Drive, Fort Pierce, Florida 34945, for the Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.**

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Electing Officer(s) of the District and Providing for an Effective Date [Chris Conti]**

Ms. Cerbone presented Resolution 2026-04. The sole purpose of this Resolution is to appoint Chris Conti as an Assistant Secretary. The prior appointments by the Board remain unaffected by this Resolution.

> **On MOTION by Mr. Slay and seconded by Mr. Webb, with all in favor, Resolution 2026-04, Electing Officer(s) of the District, as nominated, and Providing for an Effective Date, was adopted.**

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

EIGHTH ORDER OF BUSINESS **Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Ms. Cerbone noted that the 2025 Goals and Objectives Reporting was completed. She noted that, based on the CDD's age, a few items on the Goals and Objectives were not applicable for Fiscal Year 2025.

B. October 1, 2025 - September 30, 2026

Ms. Cerbone presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Webb and seconded by Mr. LaBonte, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of January 31, 2026**

Ms. Cerbone presented the Unaudited Financial Statements as of January 31, 2026.

On MOTION by Mr. Webb and seconded by Mr. Slay, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted.

TENTH ORDER OF BUSINESS **Approval of September 29, 2025 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes**

On MOTION by Mr. Webb and seconded by Mr. LaBonte, with all in favor, the September 29, 2025 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Captec Engineering, Inc

There were no District Counsel or District Engineer reports.

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

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**

Ms. Cerbone reminded the Board Members to file Form 1 by July 1, 2026 and to complete the required four hours of ethics training by December 31, 2026.

- **NEXT MEETING DATE: April 13, 2026 at 10:00 AM**
  - **QUORUM CHECK**

The next meeting will be held on June 8, 2026 rather than on April 13, 2026.

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]

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Secretary/Assistant Secretary

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Chair/Vice Chair