



**CENTRAL PARC  
COMMUNITY DEVELOPMENT  
DISTRICT**

**SARASOTA COUNTY**

**REGULAR BOARD MEETING  
APRIL 21, 2026  
3:00 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.centralparccdd.org](http://www.centralparccdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CENTRAL PARC**  
**COMMUNITY DEVELOPMENT DISTRICT**  
5005 Schubert Trail  
North Port, Florida 34287  
**REGULAR BOARD MEETING**  
April 21, 2026  
3:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public
- F. Approval of Minutes
  - 1. November 19, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2026-01 – Adopting Fiscal Year 2024/2025 Proposed Budget.....Page 6
  - 2. Consider Resolution No. 2026-02 – Designating Landowners’ Meeting.....Page 14
  - 3. Discussion Regarding Maks Tractor
- I. Administrative Matters
- J. Staff Reports
  - 1. District Manager
  - 2. District Counsel
  - 3. District Engineer
- K. Comments from the Public for Items Not on the Agenda
- L. Board Member Comments
- M. Adjourn

Publication Date  
2026-04-10

Subcategory  
Miscellaneous Notices

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Central Parc Community Development District (the District) will hold a Regular Board Meeting (the Meeting) on April 21, 2026, at 3:00 p.m. at 5005 Schubert Trail, North Port, Florida 34287. The Meeting is being held for the necessary purpose of addressing any agenda items which may properly come before the Board.

A copy of the agenda for this Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time and place to be specified on the record at the Meetings.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Managers office at least forty-eight (48) hours prior to the Meeting. If you are hearing and speech impaired, please contact the Florida Relay Services by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Managers office.

Anyone requiring assistance in order to obtain access to the Meeting should contact the District Managers office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Managers office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a verbatim record of 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 such appeal is to be made.

Meetings may be cancelled from time to time without advertised notice.

District Manger

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

[www.centralparccdd.org](http://www.centralparccdd.org)

PUBLISH: SARASOTA HERALD TRIBUNE 04/10/26

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 19, 2025**

**A. CALL TO ORDER**

The November 19, 2025, Regular Board Meeting of the Central Parc Community Development District (the “District”) was called to order at 11:00 a.m. at 5005 Schubert Trail, North Port, Florida 34287.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Sarasota Herald Tribune* on November 10, 2025, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance:

Chair	Kim Fields	Present
Vice Chair	Matthew Mootz	Present
Supervisor	Alexis Lamb	Present
Supervisor	Catherine Edelen	Present
Supervisor	Kelly Levin	Absent

Staff in attendance were:

Michelle Krizen	District Manager	Special District Services, Inc.
Mike Eckert (via phone)	District Counsel	Kutak Rock LLP

See attached for additional people in attendance.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

**Consider Ratification of Phase 3 Acquisition Real Property** was added under New Business.

**E. COMMENTS FROM THE PUBLIC**

There were no comments from the public at this time.

**F. APPROVAL OF MINUTES**

**1. September 9, 2025, Public Hearing & Regular Board Meeting**

A **motion** was made by Ms. Edelen, seconded by Ms. Lamb and passed unanimously approving the minutes of the September 9, 2025, Public Hearing & Regular Board Meeting, as presented.

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2025-09 – Adopting a Fiscal Year 2024/2025 Amended Budget**

Resolution No. 2025-09 was presented, entitled:

**RESOLUTION NO. 2025-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Lamb, seconded by Mr. Mootz and passed unanimously adopting Resolution No. 2025-09, as presented.

**2. Consider Resolution No. 2025-10 – Goals and Objectives Annual Report**

Resolution No. 2025-10 was presented, entitled:

**RESOLUTION NO. 2025-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Edelen, seconded by Ms. Lamb and passed unanimously adopting Resolution No. 2025-10, as presented.

**3. Consider Ratification of Phase 3 Acquisition Real Property**

A **motion** was made by Mr. Mootz, seconded by Ms. Edelen and passed unanimously ratifying the Phase 3 Acquisition Real Property, as presented.

**4. Consider Ratification of FPL Accounts**

There have been 12 accounts opened by the District to support the installation of gates, aerators and fountains.

A **motion** was made by Ms. Edelen, seconded by Ms. Lamb and passed unanimously ratifying the District’s FPL accounts, as presented.

**5. Consider Ratification of Selection for Phase 3 Landscaping Contractor**

The Phase 3 landscaping contract was awarded to United Land Services consistent with the previous contracts. The contract cost is \$32,148 annually.

A **motion** was made by Mr. Mootz, seconded by Ms. Lamb and passed unanimously ratifying the selection of United Land Services for the Phase 3 landscaping at a cost of \$32,148, annually, as presented.

## **6. Discussion Regarding Insurance**

The Board was advised that the cost of insurance was over the budgeted amount due to the inclusion of the District's assets including the entrance, monuments, gates and fountains.

A **motion** was then made at approximately 11:08 a.m. by Ms. Lamb, seconded by Ms. Edelen and passed unanimously recessing the Regular Board Meeting and opening a meeting of Auditor Selection Committee.

### **I. AUDITOR SELECTION COMMITTEE**

#### **1. Ranking of Proposals/Consider Selection of Auditor**

The Committee Members were advised that there was only one response to the RFP, which was from Garu, who is the current auditor for the District.

A **motion** was made by Ms. Lamb, seconded by Ms. Edelen and passed unanimously ranking Grau & Associates as No. 1 and selecting the same as the District's auditor.

A **motion** was then made at approximately 11:11 a.m. by Ms. Lamb, seconded by Ms. Edelen and passed unanimously closing the meeting of Auditor Selection Committee and reconvening the Regular Board Meeting.

There was a discussion regarding Water Management Permits and it was noted that the permits were ready to be transferred to the District.

A **motion** was made by Ms. Lamb, seconded by Ms. Edelen and passed unanimously authorizing the Chair to execute documents needed for the transfer.

### **J. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

### **K. STAFF REPORTS**

#### **1. District Manager**

The next meeting will be held in the spring. The Board requested that Ms. Krizen reach out to the Board to confirm dates in February.

#### **2. District Counsel**

Mr. Eckert made the Board award of a Memorandum regarding Open Carry.

**L. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the members of the public.

**M. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**N. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Lamb, seconded by Mr. Mootz and passed unanimously adjourning the meeting at 11:13 a.m.

**ATTESTED BY:**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chair

**RESOLUTION 2026-01**  
**[FY 2026/2027 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Central Parc Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff are directed to provide notice of the same in accordance with Florida law:

DATE:            /    /2026  
TIME:            2:00 P.M.  
LOCATION:        5005 Schubert Trail  
                      North Port, Florida 34287

3. **TRANSMITTAL TO LOCAL GENERAL-PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 21st DAY OF APRIL, 2026.**

ATTEST:

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:**        Proposed Budget

**Exhibit A**  
**Proposed Budget**

Central Parc  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

**PROPOSED BUDGET**  
**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
O&M (Operation & Maintenance) Assessments	604,346
Developer Contribution - O&M	0
Debt Assessments	725,730
Other Revenue	0
Interest Income	720
<b>TOTAL REVENUES</b>	<b>\$ 1,330,796</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	27,480
Legal	10,000
Assessment Roll	4,000
Audit Fees	5,500
Arbitrage Rebate Fee	650
Insurance	14,400
Legal Advertisements	2,500
Miscellaneous	1,000
Postage	300
Office Supplies	900
Dues & Subscriptions	175
Website Management & ADA Compliance	1,000
Trustee Fees	4,400
Continuing Disclosure Fee	1,000
<b>Total Administrative Expenditures</b>	<b>\$ 73,305</b>
<b>Maintenance Expenditures</b>	
Effluent Water	25,000
Engineering/Inspections	7,500
Lake Maintenance	10,000
Landscaping	225,000
Irrigation Maintenance	2,000
Irrigation Utilities	10,000
Surface Water Management Maintenance	8,000
Roadway Repairs/Reserve/Sidewalk Maintenance	8,000
Soft Gate Maintenance	5,000
Gate Utility	5,000
Security	0
Street Lighting	180,000
Miscellaneous Maintenance	10,000
Fountain And Aeration Project	0
<b>Total Maintenance Expenditures</b>	<b>\$ 495,500</b>
<b>Total O&amp;M Expenditures</b>	<b>\$ 568,805</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 761,991</b>
Bond Payments	(682,186)
<b>BALANCE</b>	<b>\$ 79,805</b>
County Appraiser & Tax Collector Fee	(26,602)
Discounts For Early Payments	(53,203)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 ACTUAL AS OF 3/31/2026	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>					
O&M (Operation & Maintenance) Assessments	115,000	514,780	550,246	604,346	Expenditures Less Interest/.94
Developer Contribution - O&M	317,577	139,115	0	0	
Debt Assessments	683,861	683,030	727,500	725,730	Bond Payments/.94
Other Revenue	0	51	0	0	
Interest Income	2,845	357	480	720	Interest Projected At \$60 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,119,283</b>	<b>\$ 1,337,333</b>	<b>\$ 1,278,226</b>	<b>\$ 1,330,796</b>	
<b>EXPENDITURES</b>					
<b>Administrative Expenditures</b>					
Supervisor Fees	0	0	0	0	
Management	26,016	13,380	26,760	27,480	CPI Adjustment
Legal	27,137	3,417	10,000	10,000	No Change From 2025/2026 Budget
Assessment Roll	4,000	0	4,000	4,000	As Per Contract
Audit Fees	5,300	0	5,400	5,500	Amount Has Increased Due To Bond Issue
Arbitrage Rebate Fee	650	0	650	650	No Change From 2025/2026 Budget
Insurance	6,220	14,084	6,580	14,400	FY 25/26 Expenditure Was \$14,084
Legal Advertisements	2,689	212	3,000	2,500	\$500 Decrease From 2025/2026 Budget
Miscellaneous	361	98	1,100	1,000	\$100 Decrease From 2025/2026 Budget
Postage	238	73	300	300	No Change From 2025/2026 Budget
Office Supplies	372	142	1,100	900	\$200 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	1,000	500	1,000	1,000	No Change From 2025/2026 Budget
Trustee Fees	4,246	0	4,500	4,400	\$100 Decrease From 2025/2026 Budget
Continuing Disclosure Fee	1,000	0	1,000	1,000	No Change From 2025/2026 Budget
<b>Total Administrative Expenditures</b>	<b>\$ 79,404</b>	<b>\$ 32,081</b>	<b>\$ 65,565</b>	<b>\$ 73,305</b>	
<b>Maintenance Expenditures</b>					
Effluent Water	0	13,963	25,000	25,000	Re-Allocated from Irrigation Per Board Direction
Engineering/Inspections	8,318	0	7,500	7,500	No Change From 2025/2026 Budget
Lake Maintenance	7,967	0	10,000	10,000	Lake Maintenance
Landscaping	101,370	109,212	225,000	225,000	Landscaping
Irrigation Maintenance	78,661	0	2,000	2,000	Irrigation Maintenance
Irrigation Utilities	0	2,615	3,000	10,000	\$7,000 Increase From 2025/2026 Budget
Surface Water Management Maintenance	0	0	10,842	8,000	Surface Water Management Maintenance
Roadway Repairs/Reserve/Sidewalk Maintenance	0	2,000	7,500	8,000	Roadway Repairs/Reserve/Sidewalk Maintenance
Soft Gate Maintenance	0	0	5,000	5,000	Soft Gate Maintenance
Gate Utility	0	531	5,000	5,000	Gate Utility
Security	0	0	0	0	Security
Street Lighting	0	55,400	151,304	180,000	Street Lighting - Fully Energized
Miscellaneous Maintenance	1,425	1,400	0	10,000	Includes Tree Removal & Mks Tractor Expenditures
Fountain And Aeration Project	118,020	138,984	0	0	
<b>Total Maintenance Expenditures</b>	<b>\$ 315,761</b>	<b>\$ 324,105</b>	<b>\$ 452,146</b>	<b>\$ 495,500</b>	
<b>Total O&amp;M Expenditures</b>	<b>\$ 395,165</b>	<b>\$ 356,186</b>	<b>\$ 517,711</b>	<b>\$ 568,805</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 724,118</b>	<b>\$ 981,147</b>	<b>\$ 760,515</b>	<b>\$ 761,991</b>	
Bond Payments	(683,861)	(675,699)	(683,850)	(682,186)	2027 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 40,257</b>	<b>\$ 305,448</b>	<b>\$ 76,665</b>	<b>\$ 79,805</b>	
County Appraiser & Tax Collector Fee	0	(3,392)	(25,555)	(26,602)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(9,380)	(51,110)	(53,203)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 40,257</b>	<b>\$ 292,676</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	35,451	1,000	2,500	Projected Interest For 2026/2027
NAV Tax Collection	0	683,850	682,186	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Developer Contribution - Debt	683,861	0	0	
<b>Total Revenues</b>	<b>\$ 719,312</b>	<b>\$ 684,850</b>	<b>\$ 684,686</b>	
<b>EXPENDITURES</b>				
Principal Payments	130,000	135,000	145,000	Principal Payment Due In 2027
Interest Payments	519,799	545,598	538,738	Interest Payment Due In 2027
Bond Redemption	-	4,252	948	Estimated Excess Debt Collections
Transfer To Construction Fund	17,229	-	-	
<b>Total Expenditures</b>	<b>\$ 667,028</b>	<b>\$ 684,850</b>	<b>\$ 684,686</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 52,284</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: Capital Interest Was Set-up Through November 2024

**Series 2024 Bond Information**

Original Par Amount =	\$9,620,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.90% - 6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2024		
Maturity Date =	May 2054		
Par Amount As Of 1/1/26 =	\$9,490,000		

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON**

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M For 35' Villa Units	\$ -	\$ 862.23	\$ 947.01
<u>Debt For 35' Villa Units</u>	\$ 1,191.00	\$ 1,191.00	\$ 1,191.00
<b>Total For 35' Villa Units</b>	<b>\$ 1,191.00</b>	<b>\$ 2,053.23</b>	<b>\$ 2,138.01</b>
O & M For 52' Single Family Units	\$ -	\$ 1,354.86	\$ 1,488.07
<u>Debt For 52' Single Family Units</u>	\$ 1,770.00	\$ 1,770.00	\$ 1,770.00
<b>Total For 52' Single Family Units</b>	<b>\$ 1,770.00</b>	<b>\$ 3,124.86</b>	<b>\$ 3,258.07</b>
<b>O &amp; M For Undeveloped Acreage (Per Acre)</b>	<b>\$ -</b>	<b>\$ 215.56</b>	<b>\$ 236.75</b>
<b>O &amp; M For Recreation/Amenity Center (Per Sq. Ft)</b>	<b>\$ -</b>	<b>\$ 0.63</b>	<b>\$ 0.63</b>

**Note**  
Total For Amenity Center:  
\$2,266.41

	EAU Factor	Total EAUs	52' Single Family Units Debt
<u>Community Information:</u>			
35' Villa Units: 272	0.6364	173.09	Total Units: 228
52' Single Family Units: 228	1.000	228.00	<u>Less Bond PrePAYERS: 1</u>
Undeveloped Mixed Use Acreage: 22.59	0.159	3.59	Billed For Debt: 227
<u>Recreation/ Amenity Center: 3,600 Sq Ft.</u>	0.0004	1.44	
<b>Total:</b>		<b>406.13</b>	

\* Assessments Include the Following:  
4% Discount for Early Payments  
County Tax Collector Fee  
County Property Appraiser Fee

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Central Parc Community Development District (“**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 North Port, Florida; and

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*,” and the Board shall consist of five members; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT:**

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Alexis Lamb	November 2028
2	Kelly Levin	November 2026
3	Matthew Mootz	November 2026
4	Kim Fields	November 2028
5	Catherine Edelen	November 2026

This year, Seat 2, currently held by Kelly Levin, Seat 3, currently held by Matthew Mootz, and Seat 5, currently held by Catherine Edelen, are subject to election by landowners in November 2026. 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.

2. **LANDOWNERS’ ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on November \_\_\_\_\_ 2026, at 11:00 a.m., and located at 5005 Schubert Trail, North Port, Florida 34287.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its April 21, 2026, meeting. 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**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Special District Services, Inc., located at The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF APRIL, 2026.**

**CENTRAL PARC COMMUNITY DEVELOPMENT  
DISTRICT**

**ATTEST:**

\_\_\_\_\_  
**CHAIRMAN / VICE CHAIRMAN**

\_\_\_\_\_  
**SECRETARY / ASST. SECRETARY**

**EXHIBIT A**

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Central Parc Community Development District ("**District**"), the location of which is generally described as comprising parcels of land containing approximately 207.561 acres, located south of Appomattox Drive, north of Tamiami Trail, east of North Port Boulevard, and west of South Sumter Boulevard, in the City of North Port, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons/people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting, there will be convened a meeting of the Board for the purpose of considering certain matters of the Board, to include the election of certain District officers, and other such business as may properly come before the Board.

DATE: November \_\_\_\_\_, 2026  
TIME: \_\_\_\_\_ A.M./P.M.  
PLACE: 5005 Schubert Trail  
North Port, Florida 34287

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., located at The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410, Ph: (877) 737-4922 ("**District Manager's Office**"). 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, who shall conduct the meeting.

The landowners' meeting and the Board 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 the District Manager's Office. 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 Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's 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.

Michelle Krizen  
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  
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November \_\_\_\_\_, 2026**

TIME: \_\_\_\_\_ **A.M./P.M.**

LOCATION:     **5005 Schubert Trail  
North Port, Florida 34287**

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. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, 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**

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT  
SARASOTA COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER \_\_\_\_\_, 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 Central Parc Community Development District to be held at 5005 Schubert Trail, North Port, Florida 34287 , on November \_\_\_\_\_, 2026, at \_\_\_\_\_ a.m./p.m., 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**  
**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**  
**SARASOTA COUNTY, FLORIDA**  
**LANDOWNERS' MEETING – NOVEMBER \_\_\_\_\_, 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 Central Parc 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:

NAME OF CANDIDATE	NUMBER OF VOTES

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_