

Kelly Park 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://kellyparkcdd.net/>

April 16, 2026

Board of Supervisors
Kelly Park Community Development District

Dear Board Members:

The Board of Supervisors of the Kelly Park Community Development District will hold a Regular Meeting on April 23, 2026 at 10:00 a.m., at the offices of Pape-Dawson, 2602 E Livingston Street, Orlando, Florida 32803. 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 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 [Seats 1, 2 & 3]
5. Consideration of Resolution 2026-03, 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
6. Consideration of Resolution 2026-04, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Rules of Procedure
7. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
8. Consideration of Assignment of Duke Lighting Agreement

ATTENDEES:

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

NOTE: Meeting Time

9. Consideration of Deficit Funding Agreements

- A. Fiscal Year 2025
- B. Fiscal Year 2026

10. Ratification Items

- A. Acquisition of Phase 1-3 Remaining Improvements
- B. Bill of Sale [Crossroads of Kelly Park 1-2 Improvements
- C. Acquisition of Amenity Center & Entry Monument Improvements
- D. Aquatic Pool Pros LLC Agreement for Pool Maintenance Services
- E. Letter Regarding Notice of Termination of CLI of Florida, LLC d/b/a CLI Professional Landscaping Agreement for Landscape Maintenance Services
- F. Earth Care Industries, Inc. Agreement for Landscape Maintenance Services
- G. City of Apopka Agreements
 - a. Interlocal Agreement for Operation and Maintenance
 - b. Right-of-Way Maintenance Agreement (Kelly Park Road)
- H. City Council of the City of Apopka Right-of-Way Maintenance Agreement

11. Acceptance of Unaudited Financial Statements as of March 31, 2026

12. Approval of August 20, 2026 Public Hearing and Regular Meeting Minutes

13. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Pape-Dawson Consulting Engineers, LLC*
- C. Field Operations: *Wrathell, Hunt and Associates, LLC*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: TBD

- QUORUM CHECK

SEAT 1	SETH BENNETT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	QUINT NOORDSTAR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	TATIANA ROSS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	LOUIS AVELLI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ALEX GROSS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Board Members' Comments/Requests
15. Public Comments
16. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157