

Kelly Park Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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<https://kellyparkcdd.net/>

July 10, 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 Public Hearings and a Regular Meeting on July 17, 2026 at 8:30 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. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2026-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026/2027; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Public Hearing to Hear Public Comments and Objections to the Adoption of the Revised Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2026-07, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
6. Consideration of Resolution 2026-08, Ratifying the Actions of the District Manager in Setting a Public Hearing to Consider and Hear Comment on the Adoption of Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date

ATTENDEES:

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

NOTE: Meeting Time

7. Public Hearing on Rules and Rates Regarding Amenity Facilities
 - A. Proofs/Affidavits of Publication
 - B. Consideration of Resolution 2026-09, Adopting Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule; Providing a Severability Clause; and Providing an Effective Date
8. Discussion: Amenity Parking
9. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-10, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
10. 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
11. Ratification Items
 - A. Empire Management Group, Inc. Agreement for Management Services
 - B. Earth Care Industries, Inc. First Amendment to Landscape Maintenance Agreement (Tract SW-1)
12. Acceptance of Unaudited Financial Statements as of May 31, 2026
13. Approval of April 23, 2026 Regular Meeting Minutes
14. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Pape-Dawson Consulting Engineers, LLC*
 - C. Field Operations: *Wrathell, Hunt and Associates, LLC*
 - Status Report
 - Consideration of Earth Care Industries, Inc. Estimate #1889 [Sod Removal and Installation]
 - 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

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

15. Board Members' Comments/Requests
16. Public Comments
17. 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