



**MEADOW PINES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BROWARD COUNTY  
SPECIAL BOARD MEETING  
APRIL 10, 2026  
9:30 A.M.**

Special District Services, Inc.  
8785 SW 165 Avenue, Suite 200  
Miami, FL 33193

[www.meadowpinescdd.org](http://www.meadowpinescdd.org)  
786.347.2700 ext. 2027 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
Cobblestone Clubhouse  
14701 SW 10th Street  
Pembroke Pines, FL 33027  
**SPECIAL BOARD MEETING**  
April 10, 2026  
9:30 a.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 for Items Not on the Agenda
- F. Approval of Minutes
  - 1. October 16, 2025 Regular Board Meeting .....Page 2
- G. Old Business
  - 1. Staff Report, as Required
- H. New Business
  - 1. Discussion Regarding Broward County Tax Collector Interlocal Agreement for Uniform Collection (Ratify DM Actions).....Page 6
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- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date  
2026-04-01

Subcategory  
Miscellaneous Notices

Notice of Special Board Meeting of the  
Meadow Pines Community Development District

The Board of Supervisors (the Board) of the Meadow Pines Community Development District (the District) will hold a Special Board Meeting on April 10, 2026, at 9:30 a.m. in a Meeting Room at the Cobblestone Clubhouse located at 14701 SW 10 th Street, Pembroke Pines, Florida 33027.

The purpose Special Board Meeting is for the Board to consider a Fiscal Year 2026/2027 Proposed Budget and any other District business which may properly come before the Board. A copy of the Budget and/or the Agenda for this meeting may be obtained from the Districts website or from the District Manager ( [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) ) Telephone: 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922 (District Managers Office), 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. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Board Members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at 786-347-2700 ext. 2027 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meeting. If any person decides to appeal any decision made with respect to any matter considered at this Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Meadow Pines Community Development District

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

4/1/2026

50358

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 16, 2025**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the October 16, 2025, Regular Board Meeting of the Meadow Pines Community Development District (the “District”) to order at 9:31 a.m. in the Cobblestone Clubhouse located at 14701 SW 10<sup>th</sup> Street, Pembroke Pines, Florida 33027.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Sun-Sentinel* on October 3, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, *as legally required*.

**C. ESTABLISH A QUORUM**

Ms. Nguyen determined that the attendance of Chairman Douglas Harrison, Vice Chairman Leon Brown and Secretary Jennifer Marmanillo constituted a quorum and it was in order to proceed with the meeting.

Staff members in attendance were: District Manager Nancy Nguyen of Special District Services, Inc.; General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance was: Richard Lengel of Miami Management, Inc.

The Board of Supervisors (the “Board”) welcomed Messrs. Cochran and Lengel.

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

There were no additions or deletions to the agenda.

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

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. May 6, 2025, Special Board Meeting and Public Hearing**

Ms. Nguyen presented the minutes of the May 6, 2025, Special Board Meeting and Public Hearing.

Ms. Nguyen explained that prior to the meeting, Mr. Cochran pointed out an error in the Resolution title for Resolution No. 2025-04. Ms. Nguyen stated that she had made the necessary changes and provided an insert of the updated minutes in the meeting books. Ms. Nguyen asked if there were any other corrections and/or revisions.

There being no additional changes, a **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and passed unanimously approving the minutes of the May 6, 2025, Special Board Meeting and Public Hearing, as amended.

## **G. OLD BUSINESS**

### **1. Staff Report, as Required**

There was no staff report at this time.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/2025 Amended Budget**

Ms. Nguyen presented Resolution No. 2025-06, entitled:

#### **RESOLUTION NO. 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES 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.**

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$62,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed adopting Resolution No. 2025-06, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

### **2. Consider Resolution No. 2025-07 – Goals and Objectives Annual Report**

Ms. Nguyen presented Resolution No. 2025-07, entitled:

#### **RESOLUTION 2025-07**

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

Ms. Nguyen read the title into the record and explained that pursuant to legislation enacted in 2024, effective October 1, 2024, the District is required to establish goals and objectives for the District and to adopt performance measures and standards to evaluate the District’s achievement of these goals and objectives. She further noted that at the conclusion of each fiscal year, the Board must review and determine whether such goals have been met.

Ms. Nguyen presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals were met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Ms. Marmanillo, seconded by Mr. Harrison and unanimously passed accepting and adopting Resolution No. 2025-07, as presented, further adopting the Meadow Pines Community Development District’s Goals and Objectives Annual Report.

### **3. Discussion Regarding Broward County Supervisor of Elections Election Agreement**

Ms. Nguyen presented an Election Agreement between the District and the Broward County Supervisor of Elections (the “Supervisor”). Ms. Nguyen explained that this document sets the duties, functions, and responsibilities provided by the Supervisor as indicated in the Florida Election Code (Chapter 97 through 106, Florida Statutes). Additionally, this Election Agreement also sets the District’s responsibility for costs associated with conducting its elections.

Mr. Cochran added that this Election Agreement was reviewed by his firm and changes were requested from the Supervisor. He further explained that the Supervisors’ counsel has accepted the changes requested. Mr. Cochran explained that Exhibit A reflected the election cost estimates and further explained that the election fees for candidate only District Elections held in conjunction with the November 2026 General Election, which is the election process the District will use, is \$0.

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed accepting the Election Agreement between the Meadow Pines Community Development District and the Broward County Supervisor of Elections.

## **I. AUDITOR SELECTION COMMITTEE**

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

Ms. Nguyen reminded all those present that during the last Board Meeting, the Board was appointed as the Audit Committee.

Ms. Nguyen recessed the Regular Board Meeting and simultaneously called to order a meeting of the Audit Committee at approximately 9:48 a.m. The purpose of the Audit Committee meeting is to rank and recommend, in order of preference, no fewer than three (3) audit firms to perform the required auditing services for three (3) fiscal years commencing with the 2024/2025 audit and to include a 2-year renewal option.

Ms. Nguyen explained that only one (1) audit firm had responded to the legal advertisement requesting proposals to perform annual audits for fiscal years ending 9/30/2025, 9/30/2026, 9/30/2027 and to include a 2-year renewal option for fiscal years 9/30/2028 and 9/30/2029.

Ms. Nguyen informed the Board that they had two options. They could either waive the three (3) audit proposer rule or they could start the request for proposals process again. The Audit Committee consensus was to waive the 3 audit proposer rule. Consequently, Ms. Nguyen asked the Audit Committee to waive the 3 audit proposer rule and also rank the firm of Grau & Associates #1, the only qualified and responsible firm. A discussion ensued, after which:

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed waiving the three (3) audit proposer rule and ranking the firm of Grau & Associates deemed to be most qualified to perform the auditing services as #1.

There being no further Audit Committee business to conduct, Ms. Nguyen adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting at approximately 9:51 a.m.

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed authorizing the District Manager to engage the firm of Grau & Associates, a qualified and responsible auditing firm proposer, to perform audits for the three (3) fiscal years ending 2025, 2026 and 2027; and the fees for the fiscal years will be \$3,300, \$3,400 and \$3,500, respectively; and to provide in the engagement a 2-year renewal option for the fiscal years 2028 and 2029; and the fees for the option years, subject to fee adjustments for inflation, will be \$3,600 and \$3,700, respectively.

**J. ADMINISTRATIVE MATTERS**

**1. 2025 Legislative Update Memo (BCLMR)**

Mr. Cochran explained that his firm annually prepared a memorandum summarizing the legislative acts that had become law during the most recent legislative session. Mr. Cochran provided the Board an explanation of the laws that pertain to the District. He further advised that if they had any questions regarding these new laws, they may contact his office or the District Manager.

**K. BOARD MEMBER COMMENTS**

The Board Members were reminded of their 4-hour ethics training requirement which is due by December 31, 2025. Ms. Nguyen reminded the Board that the District had set an annual \$300 reimbursement to Board Members for ethics training courses. She stated that she would email them the ethics training links provided to her by Mr. Cochran’s firm.

There were no further Board Member comments.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed adjourning the Regular Board Meeting at 10:07 a.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

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**INTERLOCAL AGREEMENT FOR UNIFORM COLLECTION OF  
NON-AD VALOREM SPECIAL ASSESSMENTS**

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THIS INTERLOCAL AGREEMENT ("Agreement") made and entered into this 29<sup>th</sup> day of October, 2025, by and between the Meadow Pines Community Development District (the "District"), a local unit of special purpose government, located in Broward County, Florida, whose mailing address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 and the Honorable Abbey Ajayi, the state-constitution Tax Collector in and for the Broward County, a political subdivision of the State of Florida, whose address is 115 S. Andrews Avenue, A100, Fort Lauderdale, Florida 33301 (the "Tax Collector")(collectively, District and Tax Collector referred to as the "Parties").

**SECTION I**  
**Purpose**

1. The District is authorized to impose and to levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology form of collection of non-ad valorem special assessments ("Special Assessments"), pursuant to Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and other applicable provisions of constitutional and statutory law.

2. The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall, pursuant to Section 197.3632, Florida Statutes, collect and enforce those certain non-ad valorem special assessments imposed and levied by District.

3. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments,

including the Special Assessments, and that it is the sole responsibility and duty of the District to follow all procedural and substantive requirements for the imposition and levy of constitutionally lienable non-ad valorem special assessments, including the Special Assessments.

**SECTION II**  
**Term and Termination**

1. The term of this Agreement shall commence upon execution, effective for 2025, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by January 10<sup>th</sup> of that calendar year, that the District intends to discontinue to use the uniform methodology for such Special Assessments, by using Form DR-412 promulgated by the Florida Department of Revenue, as may be amended from time to time.

2. This Agreement may be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within ten (10) days after receipt of written notice from the aggrieved Party identifying the breach.

**SECTION III**  
**Duties and Responsibilities of District**

The District shall:

1. Reimburse the Tax Collector for the actual costs of collection of the non-ad valorem special assessments, which reimbursement amount will not exceed two (2%) percent of the amount of the Special Assessments collected and remitted pursuant to Section 197.3632(8)(c), Florida Statutes.

2. Reimburse the Tax Collector for necessary administrative costs for the

collection and enforcement of the Special Assessments by the Tax Collector under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

3. Pay for or alternatively reimburse the Tax Collector for any separate tax bill (not the tax notice) necessitated by any subsequent inability of the Tax Collector to merge the non-ad valorem special assessment roll as certified pursuant to Section 197.3532(7), Florida Statutes, and Rule 12D-18.004(2) Florida Administrative Code.

4. Upon being billed timely, pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. Timely certify the applicable non-ad valorem special assessment roll to the Tax Collector in accordance with the requirements of Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. To the extent provided by law, indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts or administrative agency against Tax Collector regarding the imposition, levy, roll preparation and certification of the Special Assessments.

**SECTION IV**  
**Duties of the Tax Collector**

1. The Tax Collector shall take all actions legally required to collect the Special Assessments pursuant in accordance with Chapter 197, Florida Statutes.

2. The Tax Collector agrees to cooperate with the District in implementation of the uniform methodology for collecting the Special Assessments pursuant to and as limited by Sections 197.3632 and 197.3635, Florida Statutes.

3. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request that the District file a corrected roll or a correction of the amount of any special assessment. The District shall bear the cost of any such error or omission.

4. The Tax Collector hereby agrees to accept District Resolution No. 2023-21 attached hereto and incorporated as part of this Agreement as **Exhibit A**, as required by Section 197.3632(3)(a), Florida Statutes.

5. The Tax Collector will place the Special Assessments on the tax notice and collect the Special Assessments pursuant to the uniform method of collection and applicable procedures set forth in Section 197.3632, Florida Statutes.

6. Tax Collector shall distribute to the District the Special Assessment revenues collection pursuant to this Agreement in substantial compliance with the provisions of Section 197.383, Florida Statutes.

**SECTION VI**  
**Miscellaneous**

1. Except to the extent sovereign immunity may be deemed waived by entering into the Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by the Tax Collector or the District, nor shall anything included herein be construed as consent by the Tax Collector or the District to be sued by third parties in any matter arising out of this Agreement.

2. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, except in writing and signed by the parties hereto.

3. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect.

4. This Agreement shall be governed by the laws of the State of Florida.

5. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together will constitute but one and the same instrument.

6. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

- a. As to Tax Collector: Hon. Abbey Ajayi  
Broward County Tax Collector  
115 S. Andrews Avenue, A100  
Fort Lauderdale, FL 33301  
  
With a copy to: Timothy R. Qualls, Esq.  
Young Qualls, P.A.  
Post Office Drawer 1833  
Tallahassee, FL 32302-1833
- b. As to District: District Manager  
Meadow Pines Community  
Development District  
2501A Burns Road  
Palm Beach Gardens, FL 33410  
  
With a copy to: Michael J. Pawelczyk, Esq.  
Billing Cochran, P.A.  
515 E. Las Olas Blvd., Suite 600  
Fort Lauderdale, FL 33301

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

BROWARD COUNTY TAX COLLECTOR

Signed by:  
  
AB861013910C447...  
\_\_\_\_\_  
Signature

Signed by:  
  
AB861013910C447...  
\_\_\_\_\_  
Abbey Ajayi, Tax Collector


Nadia Alcide  
\_\_\_\_\_  
Printed Name

10/30/2025  
\_\_\_\_\_  
Date

ATTEST:

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Name: Nancy Nguyen  
Title: District Manager

ARMANDO SILVA  
\_\_\_\_\_  
Printed Name

10/29/2025  
\_\_\_\_\_  
Date

**EXHIBIT A**

# EXHIBIT A

## RESOLUTION 2003-21

Resolution of the Board of Supervisors of the Meadow Pines Community Development District Expressing its Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non Ad Valorem Assessments which hereinafter may be Levied by the District in Accordance with the Provisions of Chapter 197.3632 F.S.; and Providing an Effective Date:

WHEREAS, the Meadow Pines Community Development District was established pursuant to the provisions of Chapter 190 F. S. which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the Board to levy special assessments pursuant to Chapter 170 F.S. for the acquisition, construction or reconstruction of assessable improvements authorized by Chapter 190 F . S .; and

WHEREAS, the above referenced assessments are not considered to be ad valorem in nature and therefore, are subject to the provisions of Chapter 197.3632 F.S. in which State of Florida through its legislature has provided a uniform method for the levying, collecting and enforcing such non ad valorem assessments; and

WHEREAS, pursuant to Chapter 197.3632 F.S. the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Broward County for four consecutive weeks preceding said hearing;


**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE MEADOW PINES  
COMMUNITY DEVELOPMENT DISTRICT**

1. The Meadow Pines Community Development District upon conducting its public hearing as required by Chapter 197.3632 F.S. hereby expresses its intent to use the uniform method of collecting its benefit and maintenance assessments or such other assessments imposed by the District as provided in Chapter 170 and 190 F.S. each of which are non ad valorem assessments which may be levied annually by the District pursuant to the provisions of Chapter 190 F.S. for the purpose of paying principal and interest on its bonded indebtedness and the cost of operating and maintaining its assessable improvements within the boundaries of the District as described in the attached

legal description which is made a part of this Resolution as Exhibit "A". Said assessments and the District's use of the uniform method of collecting its non ad valorem assessment(s) may continue for more than one year.

2. This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Broward County and the Department of Revenue of the State of Florida with a copy of this Resolution on or before **January 10, 2004**.

PASSED AND ADOPTED THIS 29<sup>TH</sup> DAY OF SEPTEMBER, 2003.

  
\_\_\_\_\_  
Hal Eisenacher  
Chairman

  
\_\_\_\_\_  
James P. Ward  
Secretary

## EXHIBIT 2

### LAND DESCRIPTION FOR THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

All of Tracts 49 through 51 and a portion of Tracts 45 through 48, 52, and 53 in the South one-half (S 1/2) of Section 15, and all of Tracts 14 through 16 and a portion of Tracts 17 through 20, 12 and 13 in the North one-half (N 1/2) of Section 22, Township 51 South, Range 40 East of "EVERGLADES SUGAR & LAND CO. SUBDIVISION", recorded in Plat Book 2, at Page 39 of the Public Records of Dade County, Florida, TOGETHER WITH the North 50.00 feet of the Northwest one-quarter (NW 1/4) of Section 22, Township 51 South, Range 40 East, and the South 50.00 feet of the Southwest one-quarter (SW 1/4) of Section 15, Township 51 South, Range 40 East, TOGETHER WITH a portion of the 20.00 foot roadway along the Section line per said "EVERGLADES SUGAR & LAND COMPANY SUBDIVISION", more particularly described as follows:

BEGIN at the Southwest corner of said Section 15; **THENCE** North  $01^{\circ}47'52''$  West, along the West line of the Southwest quarter (SW 1/4) of said Section 15, a distance of 2271.51 feet to the Southerly line of Access Road No. 1 per the Right-of-Way referenced below; **THENCE** South  $46^{\circ}35'33''$  East, along the Southerly line of said Access Road No. 1, for 28.39 feet; **THENCE** North  $01^{\circ}47'52''$  West along a line 20.00 East of and parallel with the West line of said Section 15, for 85.16 feet to the Westerly Right-of-Way (R/W) line of Interstate 75, as shown on the Florida State Department of Transportation Right-of-Way Map No. 86075-2402, dated January 1994; **THENCE** along said Westerly Right-of-Way line of Interstate 75, the following seven (7) courses: (1) South  $46^{\circ}35'33''$  East, a distance of 154.42 feet to a point of curvature; (2) along the arc of said curve, concave to the Northeast, having a radius of 2974.29 feet, a central angle of  $12^{\circ}42'03''$ , an arc distance of 659.31 feet to a point of tangency; (3) South  $59^{\circ}17'36''$  East, a distance of 157.90 feet to a point of curvature; (4) along the arc of said curve, concave to the Southwest, having a radius of 1332.46 feet, a central angle of  $55^{\circ}56'10''$ , an arc distance of 1300.84 feet to a point of compound curvature; (5) along the arc of said compound curve, having a radius of 7386.44 feet, a central angle of  $04^{\circ}21'00''$ , an arc distance of 560.78 feet to a point of non-tangency; (6) South  $01^{\circ}25'46''$  East, a distance of 290.88 feet to a non-tangent point of curvature, a radial line through said point bears North  $86^{\circ}45'28''$  West; (7) along the arc of said non-tangent curve, concave to the West; having a radius of 7404.44 feet, a central angle of  $18^{\circ}32'50''$ , an arc distance of 2396.88 feet to a point of non-tangency; **THENCE** South  $89^{\circ}41'52''$  West, parallel with the South line of said Northwest one-quarter (NW 1/4) of Section 22, a distance of 794.98 feet to a point on the West line of the said Northwest one-quarter (NW 1/4) of Section 22; **THENCE** North  $01^{\circ}44'42''$  West, along the West line of said Northwest one-quarter (NW 1/4), a distance of 2501.23 feet to the **POINT OF BEGINNING**.

All of the above described lands lying in Broward County, Florida, and containing 123.307 acres, more or less.



**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Meadow Pines Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 18, 2026 at 9:30 a.m. in the Cobblestone Clubhouse, 14701 SW 10th Street, Pembroke Pines, FL 33027, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 10<sup>th</sup> day of April, 2026.

**ATTEST:**

**MEADOW PINES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice-Chairperson

Meadow Pines  
Community Development District

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

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**PROPOSED BUDGET**  
**MEADOW PINES 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 Assessments	95,963
Debt Assessments	690,183
Other Revenue	200
Interest Income	1,320
<b>TOTAL REVENUES</b>	<b>\$ 787,666</b>
<b>EXPENDITURES</b>	
Supervisor Fees	2,400
Payroll Taxes	200
Engineering	3,000
Management	16,620
Legal	8,500
Assessment Roll	6,000
Audit Fees	3,400
Arbitrage Rebate Fee	600
Insurance	8,000
Legal Advertisements	1,400
Miscellaneous	550
Postage	150
Office Supplies	250
Dues & Subscriptions	175
Trustee Fees	7,450
Continuing Disclosure Fee	1,000
Website Management	2,000
Stormwater Management	19,000
Perimeter Fence Repairs	7,230
Miscellaneous Maintenance	2,500
Reserve	1,300
<b>TOTAL EXPENDITURES</b>	<b>\$ 91,725</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 695,941</b>
Bond Payments	(648,772)
<b>BALANCE</b>	<b>\$ 47,169</b>
County Appraiser & Tax Collector Fee	(15,723)
Discounts For Early Payments	(31,446)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>

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

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	97,988	96,110	95,963	Expenditures Less Interest, Other Revenues & Carryover/.94
Debt Assessments	693,577	690,183	690,183	Bond Payments/.94
Other Revenue	179	200	200	Pollution Insurance Reimbursement
Interest Income	5,926	1,200	1,320	Projected At \$110 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 797,670</b>	<b>\$ 787,693</b>	<b>\$ 787,666</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	1,800	2,400	2,400	No Change From 2025/2026 Budget
Payroll Taxes	138	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	0	4,000	3,000	\$1,000 Decrease From 2025/2026 Budget
Management	15,732	16,188	16,620	CPI Adjustment
Legal	7,543	8,500	8,500	No Change From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,600	3,700	3,400	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	600	600	600	No Change From 2025/2026 Budget
Insurance	7,037	7,500	8,000	Fiscal Year 2025/2026 Expenditure Was \$7,448
Legal Advertisements	670	1,500	1,400	\$100 Decrease From 2025/2026 Budget
Miscellaneous	1,055	550	550	No Change From 2025/2026 Budget
Postage	134	150	150	No Change From 2025/2026 Budget
Office Supplies	172	250	250	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	7,435	7,100	7,450	\$350 Increase From 2025/2026 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Stormwater Management	16,706	20,000	19,000	\$1,000 Decrease From 2025/2026 Budget
Perimeter Fence Repairs	0	7,230	7,230	No Change From 2025/2026 Budget
Miscellaneous Maintenance	549	1,500	2,500	Drainage Structures & Catch Basin Maintenance
Reserve	0	1,200	1,300	Reserve
<b>TOTAL EXPENDITURES</b>	<b>\$ 72,346</b>	<b>\$ 91,743</b>	<b>\$ 91,725</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 725,324</b>	<b>\$ 695,950</b>	<b>\$ 695,941</b>	
Bond Payments	(653,311)	(648,772)	(648,772)	2027 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 72,013</b>	<b>\$ 47,178</b>	<b>\$ 47,169</b>	
County Appraiser & Tax Collector Fee	(8,782)	(15,726)	(15,723)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(29,090)	(31,452)	(31,446)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 34,141</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 34,141</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**MEADOW PINES 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	28,851	2,000	3,000	Projected Interest For 2026/2027
NAV Tax Collection	653,311	648,772	648,772	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
<b>Total Revenues</b>	<b>\$ 682,162</b>	<b>\$ 650,772</b>	<b>\$ 651,772</b>	
<b>EXPENDITURES</b>				
Principal Payments (2014A-1)	345,000	360,000	375,000	Principal Payment Due In 2027
Principal Payments (2014A-2)	65,000	70,000	75,000	Principal Payment Due In 2027
Bond Redemption	0	5,208	6,912	Estimated Excess Debt Collections
Interest Payments (2014A-1)	190,274	168,464	152,110	Interest Payments Due In 2027
Interest Payments (2014A-2)	52,938	47,100	42,750	Interest Payments Due In 2027
<b>TOTAL EXPENDITURES</b>	<b>\$ 653,212</b>	<b>\$ 650,772</b>	<b>\$ 651,772</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 28,950</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2014A-1 Bond Refunding Information**

Original Par Amount =	\$7,125,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.05% - 4.625%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2014		
Maturity Date =	May 2034		

Par Amount As Of 1/1/26 = \$3,890,000

**Series 2014A-2 Bond Refunding Information**

Original Par Amount =	\$1,385,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.75% - 6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2014		
Maturity Date =	May 2034		

Par Amount As Of 1/1/26 = \$820,000

## Meadow Pines Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
O&M Assessment For Phase 1	\$ 124.49	\$ 124.49	\$ 124.24	\$ 124.18	\$ 123.99
<u>Debt Assessment For Phase 1</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>
Total For Phase 1	<b>\$ 958.51</b>	<b>\$ 958.51</b>	<b>\$ 958.26</b>	<b>\$ 958.20</b>	<b>\$ 958.01</b>
O&M Assessment For Phase 2	\$ 124.49	\$ 124.49	\$ 124.24	\$ 124.18	\$ 123.99
<u>Debt Assessment For Phase 2</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>
Total For Phase 2	<b>\$ 1,088.99</b>	<b>\$ 1,088.99</b>	<b>\$ 1,088.74</b>	<b>\$ 1,088.68</b>	<b>\$ 1,088.49</b>

\* Assessments Include the Following:

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Phase One	418
<u>Phase Two</u>	<u>356</u>
Total Units	774

Phase 1 Information

Total Units	418
<u>Prepayments</u>	<u>1</u>
Billed For Debt	417

Phase 2 Information

Total Units	356
<u>Prepayments</u>	<u>1</u>
Billed For Debt	355

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February 2, 2026

VIA E-MAIL ONLY – [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org)

Ms. Nancy Nguyen  
District Manager  
Special District Services  
8785 SW 165th Avenue, Suite 200  
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure  
Meadow Pines Community Development District  
Our File: 542.03129**

Dear Nancy:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

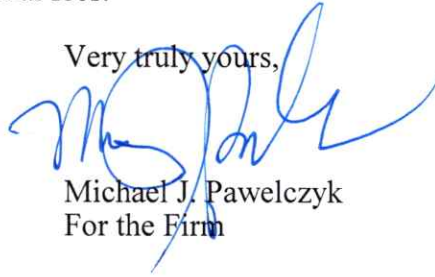
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Nancy Nguyen  
February 2, 2026  
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)