



**MEADOW PINES
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 18, 2026
9:30 A.M.**

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

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
REGULAR BOARD MEETING & PUBLIC HEARING
June 18, 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. April 10, 2026 Special Board MeetingPage 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 6
- H. Old Business
 - 1. Staff Report, as Required
- I. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 13
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

Notice of Public Hearing and
Regular 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 Public Hearing and Regular Board Meeting on June 18, 2026, at 9:30 a.m., or as soon thereafter as can be heard, in a Meeting Room at the Cobblestone Clubhouse located at 14701 SW 10 th Street, Pembroke Pines, Florida 33027.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget and Non-Ad Valorem Assessment Roll of the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may properly come before the Board. A copy of the Budget and/or the Agenda for these meetings may be obtained from the Districts website or from the District Manager (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 meetings are 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 these meetings 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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular 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

May 28, 2026; and June 4, 2026

79364

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
APRIL 10, 2026**

A. CALL TO ORDER

District Manager Nancy Nguyen called the April 10, 2026, Special Board Meeting of the Meadow Pines Community Development District (the “District”) to order at 9:30 a.m. in the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Special Board Meeting had been published in the *Sun-Sentinel* on April 1, 2026, 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, P.A.

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

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. October 16, 2025, Regular Board Meeting

Ms. Nguyen presented the minutes of the October 16, 2025, Regular Board Meeting.

There being no changes, a **motion** was made by Mr. Harrison, seconded by Mr. Brown and passed unanimously approving the minutes of the October 16, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Discussion Regarding Broward County Tax Collector Interlocal Agreement for Uniform Collection (Ratify DM Actions)

Ms. Nguyen presented an Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments (the “Interlocal Agreement”) between the District and the Broward County Tax Collector (the “Tax Collector”). Ms. Nguyen explained that the Interlocal Agreement establishes the terms and conditions for the District and the Tax Collector to collect the District’s non-ad valorem special assessments.

Ms. Nguyen stated that she received the Interlocal Agreement from the Tax Collector in late October with an execution deadline date of October 31, 2025. Ms. Nguyen further explained that she had Mr. Cochran review the Interlocal Agreement and provide any legal comments/changes. Mr. Cochran approved the document as presented and due to the time constraints, Ms. Nguyen executed the Interlocal Agreement on behalf of the District.

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed ratifying the District Manager’s actions and accepting the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments between Meadow Pines Community Development District and the Broward County Tax Collector.

2. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Ms. Nguyen presented Resolution No. 2026-01, entitled:

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.

Ms. Nguyen explained that the District’s projected fund balance as of September 30, 2026, is approximately \$90,000. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the fiscal year 2026/2027 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed approving and adopting Resolution No. 2026-01, as presented, setting the public hearing to adopt the fiscal year 2026/2027 final budget and assessments for June 18, 2026, at 9:30 a.m. in the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027; and further authorizes publication/notice of the budget public hearing, as required by law.

3. Consider Approval of Attorneys Fee Adjustment – Billing Cochran, P.A.

Mr. Cochran explained that District Counsel’s firm, Billing Cochran, P.A., has had the current fee structure in place since 2023. Mr. Cochran further explained that although the firm was mindful of the necessity to keep increases in the District’s expenses, including the cost of legal services, to a minimum, it had become necessary for the firm to adjust their hourly rates, effective October 1, 2026.

Mr. Cochran confirmed that the District's budget included sufficient funds for the legal budget line, and that the increase in billing rates should not affect the District's budget.

A **motion** was made Mr. Harrison, seconded by Mr. Brown and unanimously passed accepting the updated billing rates proposed by Billing Cochran, P.A.

I. ADMINISTRATIVE MATTERS

1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 1, 3 & 5)

Ms. Nguyen advised that the 4-year terms of office for Seat 1 (Douglas Harrison), Seat 3 (Leon Brown) and Seat 5 (vacant) were expiring in November 2026. The qualifying period for election and/or re-election has been set for Noon, June 8, 2026 through Noon, June 12, 2026. Those candidates interested in running for election can submit their qualifying documents in person to the to the Broward County Supervisor of Elections' Office located at 115 S. Andrews Avenue, Fort Lauderdale, Florida 33301 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be 4-year terms through Election Day in November 2030.

2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)

The Board Members were reminded of the importance of electronically completing their individual 2025 Statement of Financial Interests Form 1 through the Florida Commission on Ethics Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2026.

The Board Members were also reminded of their 4-hour ethics training requirement which is due by December 31, 2026. Ms. Nguyen reminded the Board that the District had set an annual \$300 reimbursement to Board Members for ethics training courses.

The Board requested that Ms. Nguyen email the Board the ethics training links provided to her by Mr. Cochran's firm. Ms. Nguyen acknowledged the Board's request.

J. BOARD MEMBER COMMENTS

There were no further Board Member comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed adjourning the Special Board Meeting at 9:56 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Notice of Public Hearing and
Regular 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 Public Hearing and Regular Board Meeting on June 18, 2026, at 9:30 a.m., or as soon thereafter as can be heard, in a Meeting Room at the Cobblestone Clubhouse located at 14701 SW 10 th Street, Pembroke Pines, Florida 33027.

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Meadow Pines Community Development District

www.meadowpinescdd.org

May 28, 2026; and June 4, 2026

79364

RESOLUTION NO. 2026-02

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

WHEREAS, the Meadow Pines Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 18th day of June, 2026.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Meadow Pines Community Development District

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

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	95,963
Debt Assessments	690,183
Other Revenue	200
Interest Income	1,320
TOTAL REVENUES	\$ 787,666
EXPENDITURES	
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
TOTAL EXPENDITURES	\$ 91,725
REVENUES LESS EXPENDITURES	\$ 695,941
Bond Payments	(648,772)
BALANCE	\$ 47,169
County Appraiser & Tax Collector Fee	(15,723)
Discounts For Early Payments	(31,446)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS / (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 797,670	\$ 787,693	\$ 787,666	
EXPENDITURES				
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
TOTAL EXPENDITURES	\$ 72,346	\$ 91,743	\$ 91,725	
REVENUES LESS EXPENDITURES	\$ 725,324	\$ 695,950	\$ 695,941	
Bond Payments	(653,311)	(648,772)	(648,772)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 72,013	\$ 47,178	\$ 47,169	
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
EXCESS/ (SHORTFALL)	\$ 34,141	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 34,141	\$ -	\$ -	

DETAILED FINAL 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
Total Revenues	\$ 682,162	\$ 650,772	\$ 651,772	
EXPENDITURES				
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
TOTAL EXPENDITURES	\$ 653,212	\$ 650,772	\$ 651,772	
EXCESS/ (SHORTFALL)	\$ 28,950	\$ -	\$ -	

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	\$ 958.51	\$ 958.51	\$ 958.26	\$ 958.20	\$ 958.01
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	\$ 1,088.99	\$ 1,088.99	\$ 1,088.74	\$ 1,088.68	\$ 1,088.49

* Assessments Include the Following:

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

Community Information:

Phase One 418
Phase Two 356
Total Units 774

Phase 1 Information

Total Units 418
Prepayments 1
Billed For Debt 417

Phase 2 Information

Total Units 356
Prepayments 1
Billed For Debt 355

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Meadow Pines Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, BROWARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted by the Board.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 18th day of June, 2026.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the Meadow Pines Community Development District (the “District”) will hold Regular Meetings for Fiscal Year 2026/2027 at 9:30 a.m. at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027, on the following dates:

**October 15, 2026
November 19, 2026
February 18, 2027
April 15, 2027
June 17, 2027
August 19, 2027**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of agendas for any of the meetings may be obtained from the District’s website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll-free at 1-877-737-4922.

From time to time one or more Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

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In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

www.meadowpinescdd.org

PUBLISH: SUN SENTINEL 10/05/26