GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT

PALM BEACH COUNTY

REGULAR BOARD MEETING
NOVEMBER 19, 2026
4:00 P.M.

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

www.gulfstreampolocdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
GULFSTREAM POLO
COMMUNITY DEVELOPMENT DISTRICT
Oaks Center
2505 Burns Road
Palm Beach Gardens, Florida 33410
REGULAR BOARD MEETING
November 19, 2026
4:00 P.M.

A. Call to Order
B. Proof of Publication…….Page 1
C. Establish a Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
    1. August 20, 2026 Regular Board Meeting & Public Hearing's Minutes…….……...Page 2
G. Old Business
H. New Business
    1. Discussion Regarding Resident Concerns
    2. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2025/2026 Amended Budget…….Page 6
    3. Consider Resolution No. 2026-08 – Goals and Objectives Annual Report……...Page 12
I. Administrative Matters
J. Board Member Comments
K. Adjourn

Publication Date
2026-11-09

Subcategory
Miscellaneous Notices

GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING
The Board of Supervisors (Board) of the Gulfstream Polo Community Development District (District) will hold a Regular Board Meeting on November 19, 2026, at 4:00 p.m. at 2505 Burns Road, Palm Beach Gardens, Florida 33410, for the purpose of considering any business that may properly come before the Board. A copy of the agenda may be obtained at the offices of the District Manager, c/o Special District Services, Inc., The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 (561) 630-4922 (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. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
Any person requiring special accommodations at this 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 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 Managers Office.
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 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 based.
Meetings may be cancelled from time to time without advertised notice.
District Manager
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
www.gulfstreampolocdd.org
12742957 11/9/26

GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 20, 2026

A. CALL TO ORDER

The Gulfstream Polo Community Development District (the "District") Regular Board Meeting August 20, 2026, was called to order at 4:01 p.m. at the Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on July 31, 2026, and August 7, 2026, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present: Chairman David Kanarek, Vice Chairman Andrew Maxey and Supervisor Garrett Dinsmore.

Also present were the following staff members: District Manager Michael McElligott of Special District Services, Inc.; and District Counsel Jonathan Johnson from Kutak Rock via phone.

D. ADDITIONS OR DELETIONS TO 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 21, 2026, Regular Board Meeting

The minutes of the May 21, 2026, Regular Board Meeting were presented for approval.

A **motion** was made by Mr. Garrett, seconded by Mr. Kanarek and passed unanimously approving the minutes of the May 21, 2026, Regular Board Meeting, as presented.

Mr. McElligott then recessed the Regular Board Meeting and opened the Public Hearing at 4:02.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in *The Palm Beach Post* on July 31, 2026, and August 7, 2026, as legally required.

2. Receive Public Comment on Revised Rules of Procedure

Mr. McElligott noted that no members of the public were in attendance.

3. Consider Resolution No. 2026-03 – Adopting Revised Rules of Procedure

Resolution No. 2026-03 was presented, entitled:

RESOLUTION 2026-03
[FY 2026/2027 REVISED RULES OF PROCEDURE]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PRCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Maxey, seconded by Mr. Kanarek and passed unanimously adopting Resolution No. 2026-03, as presented.

Mr. McElligott then recessed the first Public Hearing and opened the second Public Hearing at 4:03

H. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in *The Palm Beach Post* on July 31, 2026, and August 7, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

Mr. McElligott noted that no members of the public were in attendance.

3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-04 was presented, entitled:

RESOLUTION 2026-04
[FY 2026/2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") 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.

A **motion** was made by Mr. Dinsmore, seconded by Mr. Kanarek and passed unanimously adopting Resolution No. 2026-04, as presented.

4. Consider Resolution No. 2026-05 – Assessment Resolution For Fiscal Year 2026/2027

Resolution No. 2026-05 was presented, entitled:

RESOLUTION 2026-05
[FY 2026/2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026/2027 ADOPTED BUDGET(S); 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.

A **motion** was made by Mr. Dinsmore, seconded by Mr. Kanarek and passed unanimously adopting Resolution No. 2026-05, as presented.

Mr. McElligott then closed the Public Hearing and reconvened the Regular Board Meeting.

I. OLD BUSINESS

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

J. NEW BUSINESS

1. Consider Resolution No. 2026-06 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-06 was presented, entitled:

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GULFSTREAM POLO 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.

A **motion** was made by Mr. Dinsmore, seconded by Mr. Kanarek and passed unanimously adopting Resolution No. 2026-06, as presented.

K. ADMINISTRATIVE MATTERS

There were no other administrative matters.

L. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Kanarek, seconded by Mr. Dinsmore and passed unanimously adjourning the meeting at 4:08 p.m.

ATTESTED BY:

_____	_____
Secretary/Assistant Secretary	Chairperson/Vice-Chair

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GULF STREAM POLO COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Gulf Stream Polo Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GULF STREAM POLO COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 19th day of November, 2026.

ATTEST:

GULF STREAM POLO COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Gulfstream Polo
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O & M Assessments	100,548	**101,031**	101,031
Debt Assessments - 2017	206,739	**206,793**	206,793
Debt Assessments - 2019	628,477	**634,854**	634,854
Other Revenue	0	**0**	0
Interest Income	1,200	**8,800**	8,718
TOTAL REVENUES	**$ 936,964**	**$ 951,478**	**$ 951,396**
EXPENDITURES			
Supervisor Fees	0	**0**	0
Engineering/Inspections	2,000	**0**	0
Management	40,140	**40,140**	40,140
Legal	8,500	**4,500**	2,405
Assessment Roll	5,000	**5,000**	5,000
Audit Fees	5,700	**5,600**	5,600
Arbitrage Rebate Fee	650	**650**	0
Insurance	7,000	**6,923**	6,923
Legal Advertisements	2,000	**2,400**	1,711
Miscellaneous	450	**100**	5
Postage	275	**75**	70
Office Supplies	550	**525**	500
Dues & Subscriptions	175	**175**	175
Trustee Fee	7,850	**8,221**	8,221
Continuing Disclosure Fee	1,000	**700**	700
Lake Maintenance	13,000	**5,000**	0
Reserve	1,425	**1,425**	0
TOTAL EXPENDITURES	**$ 95,715**	**$ 81,434**	**$ 71,450**
REVENUES LESS EXPENDITURES	**$ 841,249**	**$ 870,044**	**$ 879,946**
Bond Payments - 2017	(194,335)	**(197,019)**	(197,019)
Bond Payments - 2019	(590,768)	**(604,848)**	(604,848)
BALANCE	**$ 56,146**	**68,177**	**$ 78,079**
Property Appraiser & Tax Collector Fee	(18,715)	**(10,658)**	(10,658)
Discounts For Early Payments	(37,431)	**(35,571)**	(35,571)
EXCESS/ (SHORTFALL)	**$ -**	**$ 21,948**	**$ 31,850**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 21,948**	**$ 31,850**

FUND BALANCE AS OF 9/30/25	$118,684
FY 2025/2026 ACTIVITY	$21,948
FUND BALANCE AS OF 9/30/26	$140,632

AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2017
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,200	**11,300**	**11,213**
NAV Assessment Collection	194,335	**197,019**	**197,019**
Total Revenues	**$ 195,535**	**$ 208,319**	**$ 208,232**
EXPENDITURES			
Principal Payments	65,000	**65,000**	**65,000**
Interest Payments	117,563	**118,863**	**118,863**
Bond Redemption	12,972	**0**	**0**
Total Expenditures	**$ 195,535**	**$ 183,863**	**$ 183,863**
Excess/ (Shortfall)	**$ -**	**$ 24,456**	**$ 24,369**

FUND BALANCE AS OF 9/30/25	$355,401
FY 2025/2026 ACTIVITY	$24,456
FUND BALANCE AS OF 9/30/26	$379,857

Notes

Reserve Fund Balance = $105,915*. Revenue Fund Balance = $269,942*

Revenue Fund Used To Fund 11/1/26 Principal & Interest Payment Of $123,781

(Principal: $65,000 + Interest: $58,781 = $123,781).

* Approximate Amounts

Series 2017 Bond Information

Original Par Amount =	$2,870,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.0%	November 1st
Issue Date =	August 2017	Annual Interest Payments Due:
Maturity Date =	November 2047	May 1st & November 1st
Par Amount As Of 8/31/26 =	$2,445,000	

AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2019
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,200	**24,900**	24,789
NAV Assessment Collection	590,768	**604,847**	604,847
Prepaid Bond Collection	0	**0**	0
Total Revenues	**$ 591,968**	**$ 629,747**	**$ 629,636**
EXPENDITURES			
Principal Payments	220,000	**210,000**	210,000
Interest Payments	368,769	**372,444**	372,444
Bond Redemption	3,199	**0**	0
Transfer To Construction Fund	0	**10,200**	10,032
Total Expenditures	**$ 591,968**	**$ 592,644**	**$ 592,476**
Excess/ (Shortfall)	**$ -**	**$ 37,103**	**$ 37,161**

FUND BALANCE AS OF 9/30/25	$823,424
FY 2025/2026 ACTIVITY	$37,103
FUND BALANCE AS OF 9/30/26	$860,528

Notes

Reserve Fund Balance = $295,547*. Revenue Fund Balance = $565,149*

Revenue Fund Used To Fund 11/1/26 Principal & Interest Payment Of $404,603

(Principal: $220,000 + Interest: $184,603 = $404,603).

* Approximate Amounts

Series 2019 Bond Information

Original Par Amount =	$9,860,000	Annual Principal Payments Due:
Interest Rate =	3.0% - 4.375%	November 15th
Issue Date =	August 2019	Annual Interest Payments Due:
Maturity Date =	November 2049	May 15th & November 15th
Par Amount As Of 8/31/26 =	$8,665,000	

RESOLUTION NO. 2026-08

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

WHEREAS, the Gulf Stream Polo Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on September 19, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GULF STREAM POLO COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of November, 2026.

ATTEST:	**GULF STREAM POLO COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)