



**GULFSTREAM POLO
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
OCTOBER 16, 2025
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
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AGENDA
GULFSTREAM POLO
COMMUNITY DEVELOPMENT DISTRICT
Oaks Center
2501A Burns Road
Palm Beach Gardens, Florida 33410
REGULAR BOARD MEETING
October 16, 2025
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
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- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget....Page 5
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- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2025-10-03

Subcategory
Miscellaneous Notices

GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Gulfstream Polo Community Development District will hold Regular Board Meetings in the offices located at The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 4:00 p.m., on the following dates:

October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

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 the Agendas for any of the meetings may be obtained from the Districts website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may 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.

Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, 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 his or her own expense and which record includes the testimony and evidence on which the appeal is based.

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 561-630-4922 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.

GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT

www.gulfstreampolocdd.org

11701381 10/3/25

**GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 21, 2025**

A. CALL TO ORDER

The Gulfstream Polo Community Development District (the “District”) Regular Board Meeting April 17, 2025, was called to order at 4:00 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 October 7, 2024, 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 Jamaine Lemon.

Also present were the following staff members: District Manager Jason Pierman of Special District Services, Inc.; and District Counsel from Kutak Rock.

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. April 17, 2025, Regular Board Meeting

The minutes of the April 17, 2025, Regular Board Meeting were presented for approval.

A **motion** was made by Mr. Maxey, seconded by Mr. Lemon and passed unanimously approving the minutes of the April 17, 2025, Regular Board Meeting, as presented.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

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 August 1, 2025, and August 8, 2025, as legally required.

2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget

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

3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget

Resolution No. 2025-02 was presented, entitled:

**RESOLUTION 2025-02
[FY 2025/2026 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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Maxey, seconded by Mr. Kanarek and passed unanimously adopting Resolution No. 2025-02, as presented.

4. Consider Resolution No. 2025-03 – Assessment Resolution For Fiscal Year 2025/2026

Resolution No. 2025-03 was presented, entitled:

**RESOLUTION 2025-03
[FY 2025/2026 ASSESSMENT RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025/2026 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. Maxey, seconded by Mr. Kanarek and passed unanimously adopting Resolution No. 2025-03, as presented.

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

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Resolution No. 2025-04 was presented, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Maxey, seconded by Mr. Kanarek and passed unanimously adopting Resolution No. 2025-04, as presented.

J. ADMINISTRATIVE MATTERS

Mr. Lemon submitted his resignation from the Board, effective at the end of the meeting. Mr. Kanarek noted that Aimee Carlson would take his place on the Board.

A **motion** was made by Mr. Maxey, seconded by Mr. Kanarek and unanimously passed accepting Mr. Lemon's resignation from Seat 5 and appointing Ms. Carlon to the vacant seat, effective at the conclusion of the meeting.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Kanarek, seconded by Mr. Lemon and passed unanimously adjourning the meeting at 4:07 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GULF STREAM POLO 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.

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 2024/2025 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 16th day of October, 2024.

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 2024/2025
October 1, 2024 - September 30, 2025**

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AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M Assessments	100,548	101,263	101,263
Debt Assessments - 2017	206,739	206,802	206,802
Debt Assessments - 2019	628,477	634,884	634,884
Other Revenue	0	0	0
Interest Income	600	9,500	9,281
TOTAL REVENUES	\$ 936,364	\$ 952,449	\$ 952,230
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	2,000	0	0
Management	39,012	39,012	39,012
Legal	9,000	3,500	1,308
Assessment Roll	5,000	5,000	5,000
Audit Fees	5,600	5,500	5,500
Arbitrage Rebate Fee	650	650	0
Insurance	6,800	6,531	6,531
Legal Advertisements	1,800	1,800	892
Miscellaneous	475	100	8
Postage	275	100	67
Office Supplies	600	175	124
Dues & Subscriptions	175	175	175
Trustee Fee	7,850	7,847	7,847
Continuing Disclosure Fee	1,000	700	700
Lake Maintenance	13,000	5,000	0
Reserve	1,878	1,878	0
TOTAL EXPENDITURES	\$ 95,115	\$ 77,968	\$ 67,164
REVENUES LESS EXPENDITURES	\$ 841,249	\$ 874,481	\$ 885,066
Bond Payments - 2017	(194,335)	(197,067)	(197,067)
Bond Payments - 2019	(590,768)	(604,998)	(604,998)
BALANCE	\$ 56,146	72,416	\$ 83,001
Property Appraiser & Tax Collector Fee	(18,715)	(10,658)	(10,658)
Discounts For Early Payments	(37,431)	(35,395)	(35,395)
EXCESS/ (SHORTFALL)	\$ -	\$ 26,363	\$ 36,948
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 26,363	\$ 36,948

FUND BALANCE AS OF 9/30/24	\$118,684
FY 2024/2025 ACTIVITY	\$26,363
FUND BALANCE AS OF 9/30/25	\$145,047

AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2017
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	400	12,700	12,571
NAV Assessment Collection	194,335	197,067	197,067
Total Revenues	\$ 194,735	\$ 209,767	\$ 209,638
EXPENDITURES			
Principal Payments	65,000	60,000	60,000
Interest Payments	120,163	121,363	121,363
Bond Redemption	9,572	0	0
Total Expenditures	\$ 194,735	\$ 181,363	\$ 181,363
Excess/ (Shortfall)	\$ -	\$ 28,404	\$ 28,275

FUND BALANCE AS OF 9/30/24	\$325,851
FY 2024/2025 ACTIVITY	\$28,404
FUND BALANCE AS OF 9/30/25	\$354,255

Notes

Reserve Fund Balance = \$105,952*. Revenue Fund Balance = \$248,303*
Revenue Fund Used To Fund 11/1/25 Principal & Interest Payment Of \$125,081
(Principal: \$65,000 + Interest: \$60,081 = \$125,081).

* 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 9/30/25 =	\$2,510,000	

AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2019
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	500	28,800	28,606
NAV Assessment Collection	590,768	604,998	604,998
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 591,268	\$ 633,798	\$ 633,604
EXPENDITURES			
Principal Payments	210,000	205,000	205,000
Interest Payments	376,119	379,194	379,194
Bond Redemption	5,149	0	0
Transfer To Construction Fund	0	12,106	11,912
Total Expenditures	\$ 591,268	\$ 596,300	\$ 596,106
Excess/ (Shortfall)	\$ -	\$ 37,498	\$ 37,498

FUND BALANCE AS OF 9/30/24	\$784,041
FY 2024/2025 ACTIVITY	\$37,498
FUND BALANCE AS OF 9/30/25	\$821,539

Notes

Reserve Fund Balance = \$295,766*. Revenue Fund Balance = \$525,773*

Revenue Fund Used To Fund 11/1/25 Principal & Interest Payment Of \$398,059

(Principal: \$210,000 + Interest: \$188,059 = \$398,059).

* 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 9/30/25 =	\$8,875,000	

RESOLUTION NO. 2025-06

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 16th day of October, 2025.

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**)
 - o 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**)

October 16, 2025

RE: Gulfstream Polo Community Development District Auditor Renewal

At the November 10, 2022, Gulfstream Polo Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2022, 9-30-2023 and 9-30-2024 year end audits of the District with an option to perform the 9-30-2025 and 9-30-2026 audits.

The fees for the 9-30-2022 audit was \$5,300. The fees for the 9-30-2023 audit was \$5,400. And the fees for the 9-30-2024 audit were \$5,500. The proposed fees for the 9-30-2025 audit is \$5,600, which is the budgeted amount for audit fees for Fiscal Year 2024/2025. The proposed fee for the 9-30-26 audit is \$5,700.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2025 and 9-30-2026 audits for Grau & Associates.

Special District Services, Inc.