



**GULFSTREAM POLO
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 16, 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
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AGENDA
GULFSTREAM POLO
COMMUNITY DEVELOPMENT DISTRICT
Oaks Center
2501A Burns Road
Palm Beach Gardens, Florida 33410
REGULAR BOARD MEETING
April 16, 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. October 16, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget....Page 5
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2026-04-06

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 April 16, 2026, at 4:00 p.m. in the Conference Room at The Oaks Center located at 2501A 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

4/6/26 #12210425

**GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 16, 2025**

A. CALL TO ORDER

The Gulfstream Polo Community Development District (the “District”) Regular Board Meeting of October 16, 2025, was called to order at 4:03 p.m. at the Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

Mr. Pierman noted that Ms. Carlson was sworn in to Seat 5, expiring in November 2026, prior to the start of the meeting.

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 3, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present: Vice Chairman Andrew Maxey and Supervisors Eliot Goldstein, Garrett Dinsmore and Aimee Carlson.

Also present were the following staff members: District Manager Jason Pierman of Special District Services, Inc.; and District Counsel Michelle Rigoni 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. August 21, 2025, Public Hearing & Regular Board Meeting

The minutes of the August 21, 2025, Public Hearing & Regular Board Meeting were presented for approval.

A **motion** was made by Mr. Goldstein, seconded by Mr. Maxey and passed unanimously approving the minutes of the August 21, 2025, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-05 was presented, entitled:

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.

A **motion** was made by Mr. Dinsmore, seconded by Mr. Maxey and passed unanimously adopting Resolution No. 2025-05, as presented.

2. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report

Resolution No. 2025-06 was presented, entitled:

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.

A **motion** was made by Mr. Goldstein, seconded by Mr. Maxey and passed unanimously adopting Resolution No. 2025-06, as presented.

3. Consider Audit Renewal

A **motion** was made by Mr. Goldstein, seconded by Mr. Maxey and passed unanimously approving the audit renewal, as presented.

I. ADMINISTRATIVE MATTERS

Mr. Pierman reminded the Board to complete the 4 hours of ethics training before the end of the year. He also encouraged the Board to solicit residents to join the Board.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Maxey, seconded by Mr. Dinsmore and passed unanimously adjourning the meeting at 4:15 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Gulfstream Polo Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2026

HOUR: _____ 4:00 p.m. _____

LOCATION: _____
_____ Offices of Special District Services
_____ 2501A Burns Road
_____ Palm Beach Gardens, FL 33410 _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Palm Beach County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16th DAY OF April, 2026.

ATTEST:

**GULFSTREAM POLO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Gulfstream Polo
Community Development District

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

CONTENTS

- I **PROPOSED BUDGET**
- II **DETAILED PROPOSED BUDGET**
- III **DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2017)**
- IV **DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2019)**
- V **ASSESSMENT COMPARISON**

PROPOSED BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	100,548
Debt Assessments - 2017	206,739
Debt Assessments - 2019	628,477
Interest Income	1,800
TOTAL REVENUES	\$ 937,564
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	2,000
Management	41,220
Legal	8,000
Assessment Roll	5,000
Audit Fees	5,700
Arbitrage Rebate Fee	650
Insurance	7,650
Legal Advertisements	1,800
Miscellaneous	400
Postage	275
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	7,850
Continuing Disclosure Fee	1,000
Lake Maintenance	13,000
Reserve	1,095
TOTAL EXPENDITURES	\$ 96,315
REVENUES LESS EXPENDITURES	\$ 841,249
Bond Payments - 2017	(194,335)
Bond Payments - 2019	(590,768)
BALANCE	\$ 56,146
County Appraiser & Tax Collector Fee	(18,715)
Discounts For Early Payments	(37,431)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
GULFSTREAM POLO 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	101,304	100,548	100,548	Expenditures/.94
Debt Assessments - 2017	206,802	206,739	206,739	Bond Payments/.94
Debt Assessments - 2019	634,884	628,477	628,477	Bond Payments/.94
Interest Income	9,987	1,200	1,800	Interest Projected At \$150 Per Month
TOTAL REVENUES	\$ 952,977	\$ 936,964	\$ 937,564	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	2,000	2,000	No Change From 2025/2026 Budget
Management	39,012	40,140	41,220	CPI Adjustment
Legal	1,399	8,500	8,000	\$500 Decrease From 2025/2026 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	5,500	5,700	5,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	For Series 2019 Bond (2017 Qualifies For Small User Exception)
Insurance	6,531	7,000	7,650	Fiscal Year 2025/2026 Expenditure Was \$6,923
Legal Advertisements	1,098	2,000	1,800	\$200 Decrease From 2025/2026 Budget
Miscellaneous	8	450	400	\$50 Decrease From 2025/2026 Budget
Postage	67	275	275	No Change From 2025/2026 Budget
Office Supplies	151	550	500	\$50 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	7,847	7,850	7,850	No Change From 2025/2026 Budget
Continuing Disclosure Fee	700	1,000	1,000	No Change From 2025/2026 Budget
Lake Maintenance	0	13,000	13,000	Lake Maintenance
Reserve	0	1,425	1,095	Reserve
TOTAL EXPENDITURES	\$ 68,138	\$ 95,715	\$ 96,315	
REVENUES LESS EXPENDITURES	\$ 884,839	\$ 841,249	\$ 841,249	
Bond Payments - 2017	(197,067)	(194,335)	(194,335)	2027 Principal & Interest Payments
Bond Payments - 2019	(604,998)	(590,768)	(590,768)	2027 Principal & Interest Payments
BALANCE	\$ 82,774	\$ 56,146	\$ 56,146	
County Appraiser & Tax Collector Fee	(4,876)	(18,715)	(18,715)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(35,395)	(37,431)	(37,431)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 42,503	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 42,503	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE (SERIES 2017) FUND BUDGET
GULFSTREAM POLO 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	13,845	1,200	1,500	Projected Interest For 2026/2027
NAV Tax Collection	197,067	194,335	194,335	Maximum Debt Service Collection
Total Revenues	\$ 210,912	\$ 195,535	\$ 195,835	
EXPENDITURES				
Principal Payments	60,000	65,000	70,000	Principal Payment Due In 2027
Interest Payments	121,363	117,563	114,963	Interest Payments Due In 2027
Bond Redemption	0	12,972	10,872	Estimated Excess Debt Collections
Total Expenditures	\$ 181,363	\$ 195,535	\$ 195,835	
Excess/ (Shortfall)	\$ 29,549	\$ -	\$ -	

Series 2017 Bond Information

Original Par Amount =	\$2,870,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.50% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2017		
Maturity Date =	November 2047		
Par Amount As Of 1/1/26 =	\$2,445,000		

DETAILED PROPOSED DEBT SERVICE (SERIES 2019) FUND BUDGET
GULFSTREAM POLO 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	31,557	1,200	1,500	Projected Interest For 2026/2027
NAV Tax Collection	604,998	590,768	590,768	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 636,555	\$ 591,968	\$ 592,268	
EXPENDITURES				
Principal Payments	205,000	220,000	230,000	Principal Payment Due In 2027
Interest Payments	379,194	368,769	357,044	Interest Payments Due In 2027
Transfer To Construction Fund	12,978	0	0	
Bond Redemption	0	3,199	5,224	Estimated Excess Debt Collections
Total Expenditures	\$ 597,172	\$ 591,968	\$ 592,268	
Excess/ (Shortfall)	\$ 39,383	\$ -	\$ -	

Series 2019 Bond Information

Original Par Amount =	\$9,860,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.00% - 4.75%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2019		
Maturity Date =	November 2049		
Par Amount As Of 1/1/26 =	\$8,665,000		

**GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Pod B					
O & M For Single Family Residential (Pod B)	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
Debt For Single Family Residential (Pod B)	\$ 1,164.89	\$ 1,164.89	\$ 1,164.89	\$ 1,164.89	\$ 1,164.89
Total For Single Family Residential (Pod B)	\$ 1,276.24	\$ 1,276.24	\$ 1,276.24	\$ 1,276.24	\$ 1,276.24
O & M For Zero Lot Line Residential (Pod B)	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
Debt For Zero Lot Line Residential (Pod B)	\$ 1,063.82	\$ 1,063.82	\$ 1,063.82	\$ 1,063.82	\$ 1,063.82
Total For Zero Lot Line Residential (Pod B)	\$ 1,175.17	\$ 1,175.17	\$ 1,175.17	\$ 1,175.17	\$ 1,175.17
O & M For Residential Townhomes (Pod B)	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
Debt For Residential Townhomes (Pod B)	\$ 814.89	\$ 814.89	\$ 814.89	\$ 814.89	\$ 814.89
Total For Residential Townhomes (Pod B)	\$ 926.24	\$ 926.24	\$ 926.24	\$ 926.24	\$ 926.24
Pods C, D & E					
O & M For Single Family Residential (Pods C, D & E)	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
Debt For Single Family Residential (Pods C, D & E)	\$ 1,159.28	\$ 1,159.28	\$ 1,159.28	\$ 1,159.28	\$ 1,159.28
Total For Single Family Residential (Pods C, D & E)	\$ 1,270.63	\$ 1,270.63	\$ 1,270.63	\$ 1,270.63	\$ 1,270.63
O & M For Zero Lot Line Residential (Pods C, D & E)	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
Debt For Zero Lot Line Residential (Pods C, D & E)	\$ 1,058.70	\$ 1,058.70	\$ 1,058.70	\$ 1,058.70	\$ 1,058.70
Total For Zero Lot Line Residential (Pods C, D & E)	\$ 1,170.05	\$ 1,170.05	\$ 1,170.05	\$ 1,170.05	\$ 1,170.05
O & M For Residential Townhomes (Pods C, D & E)	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35	\$ 111.35
Debt For Residential Townhomes (Pods C, D & E)	\$ 810.97	\$ 810.97	\$ 810.97	\$ 810.97	\$ 810.97
Total For Residential Townhomes (Pods C, D & E)	\$ 922.32	\$ 922.32	\$ 922.32	\$ 922.32	\$ 922.32

* Assessments include the following:
 4% Discount for Early Payments
 1% County Tax Collector Fee
 1% County Property Appraiser Fee

Community Information:	
Pod B Units	Total Units
Single Family Residential: 1	Pod B Units 227
Zero Lot Line Residential: 86	Pod C, D & E Units 676
Residential Townhome Units: 140	Total Units 903
Total Units 227	
Pod C, D & E Units	Pod C, D & E Townhome Information
Single Family Residential: 273	Total Units 347
Zero Lot Line Residential: 347	Prepayments 1
Residential Townhome Units: 676	Billed For Debt 346
Total Units	