



**SEAGROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
MAY 29, 2026
2:00 P.M.**

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

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

**AGENDA
SEAGROVE
COMMUNITY DEVELOPMENT DISTRICT**

Special District Services, Inc.
10521 SW Village Center Dr, Suite 203
Port St. Lucie, FL 34987

Conference Call Info
Call In: (800) 743-4099
Passcode: 4394800

REGULAR BOARD MEETING

May 29, 2026
2:00 P.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. January 30, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Proposed Budget...Page 5
- I. Administrative and Operational Matters
- J. Board Members & Staff Closing Comments
- K. Adjourn



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

____ Laura Archer
Seagrove CDD
2501 Burns RD
Suite A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 10/17/2025
SCN tcpalm.com 10/17/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/17/2025

[Handwritten signature]

Legal Clerk

[Handwritten signature]

Notary, State of WI, County of Brown

[Handwritten date: 3.7.27]

My commission expires

Publication Cost: \$148.96
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BOARD OF SUPERVISORS' MEETING
DATES
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
The Board of Supervisors of the Seagrove Community Development District (the "District") will hold their regular meetings for Fiscal Year 2025/2026 at 2:00 p.m. at Special District Services, Inc. located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, FL 34987, as follows:
October 31, 2025
November 28, 2025
January 30, 2026
February 27, 2026
March 27, 2026
April 24, 2026
May 29, 2026
June 26, 2026
July 31, 2026
August 28, 2026
September 25, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the Agendas for any of the meetings may be obtained from the District's website at www.seagrovecdd.org or by contacting the District Manager at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 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 Office. Any person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
www.seagrovecdd.org
PUB 10/17/2025
TCN 11753047



**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 30, 2026**

A. CALL TO ORDER

District Manager Frank Sakuma called the Regular Board Meeting of the Seagrove Community Development District (the “District”) to order at 2:11 p.m. at 10521 SW Village Center Dr, Ste 203, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Mr. Sakuma presented proof of publication confirming that the Notice of the Regular Meeting had been published in the *St. Lucie News Tribune* on October 17, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the presence of the following Board Members:

- **Chairman:** Gregory Pettibon (Present)
- **Supervisor:** April Parker (Present)
- **Supervisor:** Jared Shaver (Present)

Also in attendance were:

- **District Manager:** Frank Sakuma, Special District Services, Inc.
- **District Manager:** Stephanie Brown, Special District Services, Inc.
- **District Counsel:** Ginger E. Wald (via phone), Billing, Cochran
- **District Engineer:** Tim Foster (via phone), Caufield & Wheeler

D. ACCEPT RESIGNATION OF CHRIS CUTLER

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver accepting the resignation of Chris Cutler. The **motion** passed unanimously.

Mr. Pettibon nominated Bojana Brown to the vacant Board seat.

A **motion** was made by Mr. Shaver, seconded by Ms. Parker appointing Ms. Brown to the Seagrove Community Development District Board of Supervisors. The **motion** passed unanimously.

E. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no public comments.

G. APPROVAL OF MINUTES

1. May 30, 2025, Regular Board Meeting & Public Hearing Minutes

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver approving the May 30, 2025, Regular Board Meeting and Public Hearing minutes, as presented. The **motion** passed unanimously.

H. OLD BUSINESS

There were no Old Business items to discuss.

I. NEW BUSINESS

1. Consider Resolution No. 2026-01 Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2026-01 was presented, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE 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. Pettibon, seconded by Mr. Shaver adopting Resolution No. 2026-01, Adopting an Amended Final Fiscal Year 2024/2025 Budget, as presented. The **motion** passed unanimously.

2. Consider Resolution No. 2026-02 Goals and Objectives Annual Report

Resolution No. 2026-02 was presented, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE 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. Pettibon, seconded by Mr. Shaver adopting Resolution 2026-02 Adopting an Annual Report of Goals, Objectives, and Performance Measures and Standards, as presented. The **motion** passed unanimously.

Ms. Wald advised that the Board needed to adopt goals, objectives, and performance measures and standards for the current fiscal year.

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver adopting the annual goals, objectives, and performance measures and standards from the previous fiscal year for fiscal year 2025-2026. The **motion** passed unanimously.

3. Discussion of Pending WAWA Construction

After Board discussion, a **motion** was made by Mr. Pettibon, seconded by Mr. Shaver authorizing the Chair/Vice Chair to execute the WAWA Easement Agreement upon review by the District Engineer and District Counsel. The **motion** passed unanimously.

J. ADMINISTRATIVE MATTERS

Mr. Sakuma reminded the Board that the Form 1 – Statement of Financial Interests must be submitted by July 1, 2026.

K. BOARD MEMBERS & STAFF CLOSING COMMENTS

There were no additional comments from Board Members or staff.

L. ADJOURNMENT

With no further business to address, the Regular Board Meeting was adjourned at 2:35 p.m. by Chairman Pettibon. There were no objections.

Secretary

Chairperson

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Seagrove 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 SEAGROVE 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 _____, 2026 at 2:00 p.m. in the Special District Services, Inc., Tradition Management Offices, 10807 SW Tradition Square, Port St. Lucie, FL 34987, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 29th day of May, 2026.

ATTEST:

**SEAGROVE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Seagrove
Community Development District

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

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

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	104,511
Developer Contribution - O&M	0
Developer Contribution - Debt	0
Debt Assessments	1,105,407
Interest Income	780
TOTAL REVENUES	\$ 1,210,698
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	38,040
Legal	13,000
Assessment Roll	7,500
Audit Fees	4,700
Arbitrage Rebate Fee	650
Insurance	6,100
Legal Advertisements	1,750
Miscellaneous	700
Postage	200
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	4,500
Dissemination Services	2,500
Continuing Disclosure Fee	500
Total Administrative Expenditures	\$ 80,815
Maintenance Expenditures	
Engineering/Inspections	3,000
Miscellaneous Maintenance	500
Total Maintenance Expenditures	\$ 3,500
TOTAL EXPENDITURES	\$ 84,315
REVENUES LESS EXPENDITURES	\$ 1,126,383
Bond Payments	(1,039,083)
BALANCE	\$ 87,300
County Property Appraiser Fee	(23,724)
County Tax Collector Fee	(23,724)
Discounts For Early Payments	(47,447)
EXCESS/ (SHORTFALL)	\$ (7,595)
Carryover From Prior Year	7,595
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SEAGROVE 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	0	104,563	104,511	Expenditures Less Interest/.94
Developer Contribution - O&M	68,683	0	0	
Developer Contribution - Debt	647,073	0	0	
Debt Assessments	0	1,105,407	1,105,407	Bond Payments/.94
Interest Income	1,509	480	780	Projected At \$65 Per Month
TOTAL REVENUES	\$ 717,265	\$ 1,210,450	\$ 1,210,698	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	36,000	37,044	38,040	CPI Adjustment
Legal	8,736	25,000	13,000	FY 25/26 Expenditure Through Jan 2025 Was \$3,677
Assessment Roll	7,500	7,500	7,500	No Change From 2025/2026 Budget
Audit Fees	4,400	4,600	4,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	5,200	5,700	6,100	FY 24/25 Expenditure Was \$5,512
Legal Advertisements	565	3,000	1,750	\$1,250 Decrease From 2025/2026 Budget
Miscellaneous	20	1,400	700	\$700 Decrease From 2025/2026 Budget
Postage	128	200	200	No Change From 2025/2026 Budget
Office Supplies	222	1,500	500	\$1,000 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	4,246	4,500	4,500	Will Commence In Fiscal Year Following Issuing Of Bond
Dissemination Services	0	2,500	2,500	Required By Bond Underwriter
Continuing Disclosure Fee	500	1,000	500	\$500 Decrease From 2025/2026 Budget
Total Administrative Expenditures	\$ 68,342	\$ 94,769	\$ 80,815	
Maintenance Expenditures				
Engineering/Inspections	1,855	2,000	3,000	\$1,000 Increase From 2025/2026 Budget
Miscellaneous Maintenance	0	2,000	500	\$1,500 Decrease From 2025/2026 Budget
Total Maintenance Expenditures	\$ 1,855	\$ 4,000	\$ 3,500	
TOTAL EXPENDITURES	\$ 70,197	\$ 98,769	\$ 84,315	
REVENUES LESS EXPENDITURES	\$ 647,068	\$ 1,111,681	\$ 1,126,383	
Bond Payments	(647,073)	(1,039,083)	(1,039,083)	2027 Principal & Interest Payments
BALANCE	\$ (5)	\$ 72,598	\$ 87,300	
County Property Appraiser Fee	0	0	(23,724)	Two Percent Of Total Assessment Roll
County Tax Collector Fee	0	(24,199)	(23,724)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(48,399)	(47,447)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (5)	\$ -	\$ (7,595)	
Carryover From Prior Year	0	0	7,595	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (5)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SEAGROVE 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	27,552	2,000	2,000	Projected Interest For 2026/2027
Developer Contribution	647,073	0	0	
NAV Tax Collection	0	1,039,083	1,039,083	Maximum Debt Service Collection
Total Revenues	\$ 674,625	\$ 1,041,083	\$ 1,041,083	
EXPENDITURES				
Principal Payments	250,000	260,000	270,000	Principal Payment Due In 2027
Interest Payments	650,558	777,751	766,489	Interest Payments Due In 2027
Transfer To Construction Fund	22,797	1,500	1,500	
Bond Redemption	0	1,832	3,094	Estimated Excess Debt Collections
Total Expenditures	\$ 923,355	\$ 1,041,083	\$ 1,041,083	
Excess/ (Shortfall)	\$ (248,730)	\$ -	\$ -	

Notes

Capitalized Interest Was Set-Up Through December 2024.

Series 2024 Bond Information

Original Par Amount =	\$16,000,000	Annual Principal Payments Due =	June 15th
Interest Rate =	4.25% - 5.20%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	August 2024		
Maturity Date =	June 2054		
Par Amount As Of 1/1/26 =	\$15,750,000		

Seagrove Community Development District Assessment Comparison

	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 Townhomes	\$ -	\$ 159.64	\$ 159.57
<u>Debt Assessment For Townhomes</u>	<u>\$ -</u>	<u>\$ 1,542.55</u>	<u>\$ 1,542.55</u>
Total	\$ -	\$ 1,702.19	\$ 1,702.12
O & M Assessment For Single Familys 40'	\$ -	\$ 159.64	\$ 159.57
<u>Debt Assessment For Single Family's 40'</u>	<u>\$ -</u>	<u>\$ 1,648.94</u>	<u>\$ 1,648.94</u>
Total	\$ -	\$ 1,808.58	\$ 1,808.51
O & M Assessment For Single Familys 50'	\$ -	\$ 159.64	\$ 159.57
<u>Debt Assessment For Single Family's 50'</u>	<u>\$ -</u>	<u>\$ 1,861.70</u>	<u>\$ 1,861.70</u>
Total	\$ -	\$ 2,021.34	\$ 2,021.27

* Assessments Include the Following :

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

Community Information:

Townhomes	306
Single Family's 40'	74
<u>Single Family's 50'</u>	<u>275</u>
Total Units	655