

**Palm Coast 145 Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**  
<https://palmcoast145cdd.net/>

MAY 19, 2026

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
-------------------------------------------------------------------------------------------------------------------------------------------

Board of Supervisors  
Palm Coast 145 Community Development District

Dear Board Members:

The Board of Supervisors of the Palm Coast 145 Community Development District will hold a Regular Meeting on May 26, 2026 at 2:00 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-01, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date
4. Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date [Seats 3, 4 & 5]
5. Consideration of Resolution 2026-03, Ratifying, Confirming and Approving the Sale of the District's Series 2025 Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2025 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted By the Board; Providing a Severability Clause; and Providing an Effective Date
6. Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
7. Consideration of Resolution 2026-05, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

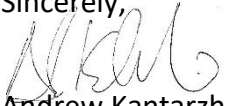
- A. Amended Rules of Procedure
- 8. Consideration of Resolution 2026-06, Designating the Location of the Local District Records Office and Providing an Effective Date
- 9. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
- 10. Ratification Items
  - A. Requisitions (*support documentation available upon request*)
    - I. Number 1 Palm Coast 145 Acquisition, LLC \$15,862.20
    - II. Number 2 Kutak Rock LLP \$5,595.70
    - III. Number 3 Palm Coast 145 Acquisition, LLC \$876,561.62
    - IV. Number 4 Palm Coast 145, LLC \$20,707.20
  - B. CPH Consulting, LLC
    - I. Agreement for Post Design Construction Administration Services
    - II. Agreement for Final Plat Preparation Services
    - III. First Amendment to Agreement for Post Design Construction Administration Services
  - C. The Alann Engineering Group, LLC Agreement for Post Design Construction Administration Services
  - D. Pape-Dawson Consulting Engineers, LLC Work Authorization Number 1 [Civil Engineering and Landscape Architectural Services]
- 11. Acceptance of Unaudited Financial Statements as of April 30, 2026
- 12. Approval of August 26, 2025 Regular Meeting Minutes
- 13. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Pape-Dawson Consulting Engineers, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- UPCOMING MEETINGS
  - June 23, 2026 at 2:00 PM
  - July 28, 2026 at 2:00 PM
  - QUORUM CHECK

SEAT 1	MICHAEL BEEBE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ROBERT ATACK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	FRANKLIN J GREEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DAVID HANSEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	GREG ULMER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Board Members' Comments/Requests
15. Public Comments
16. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 415-516-2161.

Sincerely,  
  
Andrew Kantarzhi  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 867 327 4756**