



**FOREST OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
LANDOWNERS' MEETING &
REGULAR BOARD MEETING
NOVEMBER 3, 2026
10:00 A.M.**

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

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

AGENDA
FOREST OAKS
COMMUNITY DEVELOPMENT DISTRICT
Mattamy Homes USA
2500 Quantum Drive, Suite 215
Boynton Beach, Florida 33426
LANDOWNERS' MEETING
November 3, 2026
10:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Consider Adoption of Election Procedures.....Page 2
- E. Election of Chair for Landowners' Meeting
- F. Election of Secretary for Landowners Meeting
- G. Approval of Minutes
 - 1. October 18, 2024 Initial Landowners' Meeting Minutes.....Page 5
- H. Election of Supervisors
 - Determine Number of Voting Units Represented or Assigned by Proxy.....Page 7
 - Nomination of Candidates
 - Casting of Ballots.....Page 8
 - Ballot Tabulations
- I. Certification of the Results
- J. Landowners' Comments
- K. Adjourn

Publication Date
2026-10-14

Subcategory
Miscellaneous Notices

NOTICE OF LANDOWNERS

MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE
FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Forest Oaks Community Development District (the District), the location of which is generally described as comprising approximately 79.2682 acres, located south of Lake Worth Road, east of the Florida Turnpike, west of Jog Road and north of Lantana Road within Palm Beach County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners meeting there will be convened a meeting of the Board for the purpose of considering any such business which may properly come before the Board.

DATE: November 3, 2026

TIME: 10:00 a.m.

PLACE: Mattamy Homes Palm Beach LLC

2500 Quantum Lakes Drive, Suite 215

Boynton Beach, FL 33426

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 (District Office). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowners proxy. At the landowners meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

Michael McElligott

District Manager

FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT

10/7, 10/14/26 #12677532



SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

**FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT
INITIAL LANDOWNERS' MEETING
OCTOBER 18, 2024**

A. CALL TO ORDER

The Initial Landowners' Meeting of the Forest Oaks Community Development District (the "District") was called to order at 10:03 a.m. at 2500 Quantum Lakes Drive, Boynton Beach, Florida 33426.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Initial Landowners' Meeting had been published in *The Press Journal* on September 20, 2024, and September 27, 2024, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with a proxy from Mattamy Palm Beach, LLC for 52 votes held By Karl Albertson of Mattamy Palm Beach, LLC.

Also in attendance were Michael McElligott and Jason Pierman (via phone) of Special District Services, Inc.; Attorney Jonathan Johnson of Kutak Rock (via phone); Engineer Ryan Wheeler. of Caulfield & Wheeler, Inc.; Bond Counsel Misty Taylor of Bryant Miller Olive P.A.. (via phone); Investment Banker Brett Sealy of MBS Capital Markets, LLC (via phone), Karl Albertson, Jason Corp, Sam Nicho, Janice Burke, James Fitzgerald, and Jonas Read of Mattamy of Palm Beach, LLC.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Mr. McElligott and Mr. Johnson provided an overview of the election procedures which were adopted.

E. ELECTION OF CHAIR FOR LANDOWNERS MEETING

Mr. Alberson nominated himself as Chair of the Landowners' meeting. There were no other nominations.

F. ELECTION OF SECRETARY FOR LANDOWNERS MEETING

Mr. Albertson nominated Mr. McElligott to serve as Secretary for the Landowners' meeting. There were no other nominations.

G. ELECTION OF SUPERVISORS

- **Determine Number of Voting Units Represented or Assigned by Proxy**

Mr. Albertson presented a proxy representing 52 votes from Mattamy Palm Beach, LLC.

- **Nomination of Candidates**

Mr. Albertson made the following nominations:

Karl Albertson
Jason Corp
Sam Nicho
Janice Burke
James Fitzgerald

- **Casting of Ballots**

Mr. Albertson cast his ballot as proxy holder.

- **Ballot Tabulations**

Mr. Albertson and Mr. Corp received 52 votes each (4 year terms) and Mrs. Burke, Mr. Fitzgerald and Mr. Nicho received 51 votes each (2 year terms).

H. CERTIFICATION OF RESULTS

Certification of the results will be provided at an upcoming meeting.

I. LANDOWNERS' COMMENTS

There were no comments from the landowners.

J. ADJOURNMENT

There being no further business to come before the Board, Mr. McElligott adjourned the Initial Landowners' Meeting at 10:08 a.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

BALLOT

BALLOT # _____

**FOREST OAKS
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS

NOVEMBER 3, 2026

The undersigned certifies that he/she is the owner (____) or duly authorized **representative of lawful proxy of an owner** (____) of land in the **Forest Oaks Community Development District**, constituting _____ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate

Number of Votes

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

LANDOWNER PROXY
FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Forest Oaks Community Development District to be held on November 3, 2026 at 10:00 a.m. at the Mattamy Homes USA, 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, FL 33426 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description*

of Acres

* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 298 Florida Statutes (2026), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

AGENDA
FOREST OAKS
COMMUNITY DEVELOPMENT DISTRICT
Mattamy Homes USA
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, Florida 33426
REGULAR BOARD MEETING
November 3, 2026
10:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 10
- C. Administer Oath of Office and Review Board Member Duties and Responsibilities
- D. Establish Quorum
- E. Consider Resolution No. 2026-08 – Canvassing & Certifying the 2026 Landowner Election Results.....Page 11
- F. Additions and Deletions to the Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
 - 1. June 26, 2026 Regular Board Meeting & Public Hearing’s Minutes.....Page 13
- I. Old Business
- J. New Business
 - 1. Consider Resolution No. 2026-09 – Goals and Objectives Annual Report.....Page 17
 - 2. Consider Resolution No. 2026-10 – Adopting a Fiscal Year 2025/2026 Amended Budget.....Page 20
- K. Administrative Matters
- L. Board Member Comments
- M. Adjourn

Publication Date
2026-10-14

Subcategory
Miscellaneous Notices

NOTICE OF LANDOWNERS

MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE
FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Forest Oaks Community Development District (the District), the location of which is generally described as comprising approximately 79.2682 acres, located south of Lake Worth Road, east of the Florida Turnpike, west of Jog Road and north of Lantana Road within Palm Beach County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners meeting there will be convened a meeting of the Board for the purpose of considering any such business which may properly come before the Board.

DATE: November 3, 2026

TIME: 10:00 a.m.

PLACE: Mattamy Homes Palm Beach LLC

2500 Quantum Lakes Drive, Suite 215

Boynton Beach, FL 33426

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The landowners meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

Michael McElligott

District Manager

FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT

10/7, 10/14/26 #12677532

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER’S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Forest Oaks Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Palm Beach County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 3, 2026, at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District (the “Board”), by means of this Resolution, desires to canvass the votes and declare and certify the results of said election.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT:

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 3	Votes _____
_____	Seat 4	Votes _____
_____	Seat 5	Votes _____

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for each Supervisor, the above-named persons are declared to have been elected for the following terms of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3rd DAY OF NOVEMBER, 2026.

**FOREST OAKS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Chairperson, Board of Supervisors

Secretary / Assistant Secretary

**FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 26, 2026**

A. CALL TO ORDER

The Regular Board Meeting of the Forest Oaks Community Development District (the “District”) was called to order on June 26, 2026, at 10:03 a.m. at office of Mattamy Homes USA located at 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, Florida 33426.

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 May 22, 2026, and May 29, 2026, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Karl Albertson, Sam Nicho, Janice Burke, and Tony Piscopo.

Also in attendance were Michael McElligott of Special District Services, Inc.; and Attorney Bennett Davenport of Kutak Rock (via phone).

Also in attendance was a member of the public, Mr. Randy Bazoge.

D. ADDITIONS OR DELETIONS TO AGENDA

There was a request to add consideration of an aquatic maintenance proposal by Superior Waterways to the agenda. There were no objections.

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 22, 2026, Regular Board Meeting

Mr. McElligott presented the minutes of May 22, 2026, Regular Board Meeting and asked if there were any changes and/or corrections. There being no changes or corrections, a **motion** was made by Mr. Nicho, seconded by Mrs. Burke, and **unanimously passed** approving the minutes of the May 22, 2026, regular Board Meeting, as presented.

The Public Hearing was opened at 10:05 am.

G. PUBLIC HEARING – REVISED RULES OF PROCEDURE

1. Proof of Publication

Mr. McElligott presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on May 22, 2026, and May 29, 2026, as legally required.

2. Receive Public Comment on the Revised Rules of Procedure

Mr. McElligott noted that there were no public comments.

3. Consider Resolution No. 2026-04 – Adopting Revised Rules of Procedure

Mr. McElligott presented Resolution No. 2026-04, entitled:

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SERVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Davenport presented the Revised Rules of Procedure. He noted that these were the same or similar to all other CDD they represent and mirror Florida Statutes related to CDDs. After a brief discussion, a **motion** was made by Mrs. Burke, seconded by Mr. Nicho, to adopt Resolution No. 2026-04, as presented. Upon being put to a vote, the **motion** carried **4 to 0**.

H. PUBLIC HEARING – FINAL BUDGET

1. Proof of Publication

Mr. McElligott presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on June 5, 2026, and June 12, 2026, as legally required.

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

Mr. McElligott noted that there were no public comments.

3. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Final Budget

Mr. McElligott presented Resolution No. 2026-05, entitled:

RESOLUTION NO. 2026-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE FOREST OAKS 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.

Mr. McElligott presented the Budget in the meeting materials. After a brief discussion, a **motion** was made by Mr. Nicho, seconded by Mrs. Burke, to adopt Resolution No. 2026-05, as presented. Upon being put to a vote, the **motion** carried **4 to 0**.

4. Consider Resolution No. 2026-06 – Adopting a Fiscal Year 2026/2027 Annual Assessment

Mr. McElligott presented Resolution No. 2026-06, entitled:

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST OAKS 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.

Mr. McElligott went over the assessment roll. After a brief discussion, a **motion** was made by Mrs. Burke, seconded by Mr. Piscopo, to adopt Resolution No. 2026-06, as presented. Upon being put to a vote, the **motion** carried **4 to 0**.

I. OLD BUSINESS

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

J. NEW BUSINESS

1. Consider Resolution No. 2026-07 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mr. McElligott presented Resolution 2026-07, entitled:

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. McElligott presented the FY 2026/2027 meeting schedule in the meeting book. After a brief discussion among the Board, there was a **motion** by Mr. Nicho, with a second by Mr. Piscopo approving Resolution 2026-07 as presented. The **motion** passed **4-0**.

2. Consider Aquatic Maintenance Proposal by Superior Waterways

Mr. McElligott circulated copies of the proposal for aquatic maintenance services from Superior Waterways. After a brief discussion among the Board, there was a **motion** by Mrs. Burke, with a second by Mr. Piscopo approving the Superior Waterways proposals, as presented. The **motion** passed **4-0**.

I. ADMINISTRATIVE MATTERS

Mr. McElligott reminded the Board about Form 1's and ethic training.

J. BOARD MEMBER COMMENTS

There were no further Board Member comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mrs. Albertson, seconded by Mr. Nicho and **passed unanimously** adjourning the Regular Board Meeting at 10:16 a.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST OAKS 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 Forest Oaks 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 2024-20 on October 18, 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 FOREST OAKS 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 3rd day of November, 2026.

ATTEST:

**FOREST OAKS 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**)

RESOLUTION NO. 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST OAKS 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 Forest Oaks 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 FOREST OAKS 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 3rd day of November, 2026.

ATTEST:

**FOREST OAKS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Forest Oaks Community Development District

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

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- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET - SERIES 2025**

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

	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
REVENUES			
O&M ASSESSMENTS	145,236	145,427	145,427
DEVELOPER CONTRIBUTION	0	243,642	243,642
DEBT ASSESSMENTS	243,600	0	0
OTHER REVENUE	240	0	0
INTEREST INCOME	0	4,000	3,888
TOTAL REVENUES	\$ 389,076	\$ 393,069	\$ 392,957
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	0	0
MANAGEMENT	30,000	30,000	30,000
LEGAL	30,000	12,000	7,942
ASSESSMENT ROLL	5,000	5,000	5,000
AUDIT FEES	4,000	4,000	4,000
INSURANCE	6,000	5,000	5,000
LEGAL ADVERTISING	10,000	3,600	2,614
MISCELLANEOUS	2,087	600	400
POSTAGE	300	75	65
OFFICE SUPPLIES	1,500	575	544
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	4,200	4,246	4,246
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 94,262	\$ 66,271	\$ 60,986
MAINTENANCE EXPENDITURES			
ENGINEERING/INSPECTIONS	3,500	1,000	0
LAKE MAINTENANCE	12,000	5,500	4,450
LITTORAL MAINTENANCE	9,000	1,000	0
DRY AREA MAINTENANCE	9,000	1,000	0
LIFT STATION MAINTENANCE	9,000	1,000	0
MISCELLANEOUS MAINTENANCE (PUMP STATION MAINTENANCE)	0	3,296	3,296
TOTAL MAINTENANCE EXPENDITURES	\$ 42,500	\$ 12,796	\$ 7,746
TOTAL EXPENDITURES	\$ 136,762	\$ 79,067	\$ 68,732
REVENUES LESS EXPENDITURES	\$ 252,314	\$ 314,002	\$ 324,225
BOND PAYMENTS	(228,984)	(229,316)	(229,316)
BALANCE	\$ 23,330	\$ 84,686	\$ 94,909
COUNTY APPRAISER & TAX COLLECTOR FEE	(7,777)	(8,844)	(8,844)
DISCOUNTS FOR EARLY PAYMENTS	(15,553)	(15,446)	(15,446)
EXCESS/ (SHORTFALL)	\$ 0	\$ 60,396	\$ 70,619
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ 0	\$ 60,396	\$ 70,619

FUND BALANCE AS OF 9/30/25
FY 2025/2026 ACTIVITY
FUND BALANCE AS OF 9/30/26

\$23,482
\$60,396
\$83,878

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

	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
REVENUES			
Interest Income	0	7,300	7,206
NAV Assessment Collection	228,984	229,315	229,315
Total Revenues	\$ 228,984	\$ 236,615	\$ 236,521
EXPENDITURES			
Principal Payments	45,000	45,000	45,000
Interest Payments	182,209	177,146	177,146
Bond Redemption	1,775	0	0
Total Expenditures	\$ 228,984	\$ 222,146	\$ 222,146
Excess/ (Shortfall)	\$ -	\$ 14,469	\$ 14,375

FUND BALANCE AS OF 9/30/25	\$202,487
FY 2025/2026 ACTIVITY	\$14,469
FUND BALANCE AS OF 9/30/26	\$216,956

Notes

Reserve Fund Balance = \$119,761*. Revenue Fund Balance: \$97,195*.

Revenue Account To Be Used To Make 11/1/2026 Interest Payment Of \$90,581.

* Approximate Amounts

Series 2025 Bond Information

Original Par Amount =	\$3,200,000	Annual Principal Payments Due:
Interest Rate =	4.65% - 6.00%	May 1st
Issue Date =	May 2025	Annual Interest Payments Due:
Maturity Date =	May 2055	May 1st & November 1st

Par Amount As Of 9/30/2026 = \$3,155,000