



**PENTATHLON
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 16, 2025
6:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.pentathloncdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center – Conference Room
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
REGULAR BOARD MEETING
April 16, 2025
6:00 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
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- G. Old Business
 - 1. Staff Report, as Required
- H. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed BudgetPage 6
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- I. Administrative Matters
 - 1. Reminder: 2024 Form 1 – Statement of Financial Interests (Due by July 1, 2025)
- J. Board Member Comments
- K. Adjourn



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142064	595962	Print Legal Ad-IPL01959560 - IPL0195956		\$759.05	2	51L

Attention: Laura J. Archer
 Pentathlon Community Development District
 c/o Special District Services, Inc.
 2501A Burns Road
 Palm Beach Gardens, Florida 33410
 LArcher@sdsinc.org

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
 FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Pentathlon Community Development District** (the "District") will hold Regular Meetings in the Conference Room at Kendall Executive Center located at 8785 SW 165 th Avenue, Suite 200, Miami, Florida 33193 at 6:00 p.m. on the following dates:

October 16, 2024
November 20, 2024
February 19, 2025
March 19, 2025
April 16, 2025
May 21, 2025
June 18, 2025
September 17, 2025

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members 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 nnguyen@sdsinc.org 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 with no advertised notice.

PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
www.pentathloncdd.org

IPL0195956
 Sep 30 2024

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/30/24

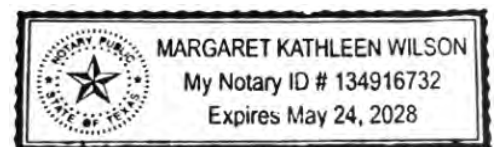
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 30th day of September in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 20, 2024**

A. CALL TO ORDER

District Manager Nancy Nguyen called the November 20, 2024, Regular Board Meeting of the Pentathlon Community Development District (the “District”) to order at 6:01 p.m. in the Kendall Executive Center Second Floor Conference Room located at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on September 30, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairwoman Grissobelle Reyes-Obando, Vice Chairman Andre Goins, and Supervisors Michael Hunt and Julio Obando constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER RESOLUTION NO. 2024-05 – DECLARING VACANCIES

Ms. Nguyen presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
DECLARING VACANCIES ON THE BOARD OF SUPERVISORS
PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND
PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the document and advised that the 4-year terms of office for Seat 1 (currently held by Andre Goins), Seat 2 (currently held by Michael Hunt) and Seat 5 (currently vacant) expired on November 18, 2024. She further explained that no elector qualified for Seat 1, Seat 2, or Seat 5 to be filled in the General Election. Pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent board member in such seat shall remain in office.

A **motion** was made by Ms. Reyes-Obando, seconded by Mr. Goins and unanimously passed declaring Seat 1, Seat 2, and Seat 5 as vacant effective November 19, 2024, and further authorizing incumbent

board members in these seats to remain in office until the appointment of a qualified elector to such seats.

E. APPOINTMENTS TO FILL VACANCIES IN SEATS 1, 2, AND 5

Ms. Nguyen stated that vacancies had been declared in Seats 1, 2, and 5, effective as of the second Tuesday of November (November 19, 2024) following the November General Election (November 5, 2024). Pursuant to Section 190.006(3)(b), Florida Statutes, incumbents (holdover Board Members) will serve no longer than ninety (90) days or until appointments to the vacancies have been made. A discussion ensued after which:

A **motion** was made by Ms. Reyes-Obando, seconded by Mr. Obando and unanimously passed appointing Andre Goins to Seat 1, and Michael Hunt to Seat 2, and such terms of office will expire in November 2028.

Ms. Nguyen stated that a vacancy remained in Seat 5, which term expires in November 2028.

F. ELECTION OF OFFICERS

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District's Officers take place. She provided the following slate of names for election:

- Chairperson – Grissobelle Reyes-Obando
- Vice Chairperson – Andre Goins
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Julio Obando, Michael Hunt, Armando Silva and Gloria Perez

A **motion** was made by Mr. Goins, seconded by Ms. Reyes-Obando and passed unanimously electing the District's Officers, as listed above.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

There were no comments for items not on the agenda.

I. APPROVAL OF MINUTES

1. May 15, 2024, Regular Board Meeting

Ms. Nguyen presented the May 15, 2024, Regular Board Meeting minutes and asked if there were any comments and/or changes.

There being no changes and/or comments, a **motion** was made by Ms. Reyes-Obando, seconded by Mr. Hunt and unanimously passed approving the May 15, 2024, Regular Board Meeting minutes, as presented.

J. OLD BUSINESS

1. Staff Report, as Required

There was no staff report at this time.

K. NEW BUSINESS

1. 2024 Legislative Update Memorandum (BCLMR)

Ms. Smoker explained that her firm has prepared a memorandum as well as a supplemental memorandum summarizing the legislative acts that have become law during the most recent legislative session. Ms. Smoker provided the Board an explanation of the laws that pertain to the District. She further informed the Board that if they have any questions regarding these new laws, they may contact the District Manager or her office.

2. Consider Resolution No. 2024-06 – Adopting Goals and Objectives

Ms. Nguyen presented Resolution No. 2024-06, entitled:

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that new legislation states that starting October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of these goals and objectives. Ms. Nguyen further explained that the goals and objectives included in Exhibit A of the resolution are items that are currently requirements of the District per Florida Statutes. It was further explained that at the end of the fiscal year, the Board will have the opportunity to determine if the goals were met.

A **motion** was made by Ms. Reyes-Obando, seconded by Mr. Obando and unanimously passed accepting Resolution No. 2024-06, further establishing the Pentathlon Community Development District's goals, objectives, and performance measures.

3. Consider Resolution No. 2024-07 – Adopting a Fiscal Year 2023/2024 Amended Budget

Ms. Nguyen presented Resolution No. 2024-07, entitled:

RESOLUTION NO. 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$240,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Hunt, seconded by Mr. Goins and unanimously passed adopting Resolution No. 2024-07, as presented, thereby setting the amended/revised budget for the 2023/2024 fiscal year.

L. ADMINISTRATIVE MATTERS

1. Reminder: Required Ethics Training

The Board was reminded of the importance of completing their required individual four-hour ethics training by December 31, 2024.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until February 19, 2025, or March 19, 2025.

Everyone exchanged best wishes for the holiday season.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Reyes-Obando, seconded by Mr. Obando adjourning the Regular Board Meeting at approximately 6:26 p.m. There were no objections.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Pentathlon Community Development District (the “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 2025/2026 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 18, 2025 at 6:00 p.m. in the Kendall Executive Center, Conference Room located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 16th day of April, 2025.

ATTEST:

**PENTATHLON
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Pentathlon
Community Development District

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

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

PROPOSED BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	73,311
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	9,042
DEBT ASSESSMENTS	210,798
INTEREST INCOME	1,200
TOTAL REVENUES	\$ 294,351
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
IMPROVEMENT CONTINGENCY	7,000
ENGINEERING/INSPECTIONS	1,500
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 8,500
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	6,000
PAYROLL TAXES (EMPLOYER)	480
MANAGEMENT	35,652
SECRETARIAL	3,000
LEGAL	8,500
ASSESSMENT ROLL	6,000
AUDIT FEES	3,600
INSURANCE	7,400
LEGAL ADVERTISING	2,700
MISCELLANEOUS	825
POSTAGE	200
OFFICE SUPPLIES	450
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,600
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 80,432
TOTAL EXPENDITURES	\$ 88,932
REVENUES LESS EXPENDITURES	\$ 205,419
BOND PAYMENTS	(198,150)
BALANCE	\$ 7,269
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,863)
DISCOUNTS FOR EARLY PAYMENTS	(11,726)
EXCESS/ (SHORTFALL)	\$ (10,320)
CARRYOVER FROM PRIOR YEAR	10,320
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	70,971	71,267	73,311	Expenditures Less Interest & Carryover/.94
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	9,042	9,042	9,042	Expenditures/.94
DEBT ASSESSMENTS	213,636	212,860	210,798	Bond Payments/.94
INTEREST INCOME	12,115	720	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 305,764	\$ 293,889	\$ 294,351	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
IMPROVEMENT CONTINGENCY	0	7,000	7,000	Improvement Contingency
ENGINEERING/INSPECTIONS	1,100	1,500	1,500	No Change From 2024/2025 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 1,100	\$ 8,500	\$ 8,500	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,400	6,000	6,000	No Change From 2024/2025 Budget
PAYROLL TAXES (EMPLOYER)	184	480	480	Projected At 8% Of Supervisor Fees
MANAGEMENT	33,648	34,656	35,652	CPI Adjustment
SECRETARIAL	3,000	3,000	3,000	No Change From 2024/2025 Budget
LEGAL	6,020	8,500	8,500	No Change From 2024/2025 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	No Change From 2024/2025 Budget
AUDIT FEES	3,400	3,500	3,600	Approved Amount For 2023/2024 Audit
INSURANCE	6,594	7,100	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
LEGAL ADVERTISING	2,701	1,700	2,700	Costs Have Increased Due To Closing Of The Miami Business Review
MISCELLANEOUS	716	850	825	\$25 Decrease From 2024/2025 Budget
POSTAGE	100	225	200	\$25 Decrease From 2024/2025 Budget
OFFICE SUPPLIES	182	475	450	\$25 Decrease From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
TRUSTEE FEES	3,400	3,600	3,600	No Change From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 70,370	\$ 78,111	\$ 80,432	
TOTAL EXPENDITURES	\$ 71,470	\$ 86,611	\$ 88,932	
REVENUES LESS EXPENDITURES	\$ 234,294	\$ 207,278	\$ 205,419	
BOND PAYMENTS	(203,593)	(200,088)	(198,150)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 30,701	\$ 7,190	\$ 7,269	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,823)	(5,863)	(5,863)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(10,961)	(11,727)	(11,726)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 16,917	\$ (10,400)	\$ (10,320)	
CARRYOVER FROM PRIOR YEAR	0	10,400	10,320	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 16,917	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	14,253	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	203,593	200,088	198,850	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 217,846	\$ 200,588	\$ 199,850	
EXPENDITURES				
Principal Payments	125,000	135,000	140,000	Principal Payment Due In 2026
Interest Payments	73,449	65,588	59,850	Interest Payments Due In 2026
Total Expenditures	\$ 198,449	\$ 200,588	\$ 199,850	
Excess/ (Shortfall)	\$ 19,397	\$ -	\$ -	

Series 2012 Refunding Bonds Information

Original Par Amount =	\$2,780,000	Annual Principal Payments Due =	November 1st
Interest Rate =	1.25% - 4.5%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2012		
Maturity Date =	November 2033		
Par Amount As Of 1/1/25 =	\$1,465,000		

Pentathlon Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative	\$ 134.29	\$ 133.80	\$ 137.22	\$ 138.66	\$ 142.63
Maintenance/Infrastructure	\$ 20.70	\$ 20.70	\$ 17.60	\$ 17.60	\$ 17.60
<u>Debt</u>	<u>\$ 415.50</u>	<u>\$ 415.97</u>	<u>\$ 415.64</u>	<u>\$ 414.13</u>	<u>\$ 410.12</u>
Total	\$ 570.49	\$ 570.47	\$ 570.46	\$ 570.39	\$ 570.35

* Assessments Include the Following :

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

Community Information:

Total Units 514

RESOLUTION 2025-02

A RESOLUTION OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Pentathlon Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 16th DAY OF April, 2025.

**PENTATHLON
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors