



**CAPTAIN'S KEY
DEPENDENT DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
FEBRUARY 10, 2026
6:00 P.M.**

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

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

AGENDA
CAPTAIN’S KEY DEPENDENT DISTRICT
The Oaks Center
2501A Burns Road
Palm Beach Gardens, Florida 33410
REGULAR BOARD MEETING
February 10, 2026
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
 - 1. December 9, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update on POA Maintenance Agreement
- H. New Business
 - 1. Consider Approval of All County Brick Paving Proposal.....Page 4
- I. Administrative Matters
 - 1. Financial Report.....Page 7
 - 2. Consider Invoices.....Page 11
- J. Board Member Comments
- K. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Laura Archer
Captain's Key Dependent District
2501 Burns RD
Palm Beach Gardens FL 33410-5207

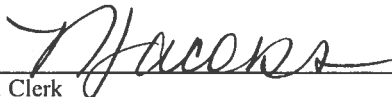
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 10/03/2025
WPB palmbeachpost.com 10/03/2025

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 10/03/2025



Legal Clerk



Notary, State of WI, County of Brown

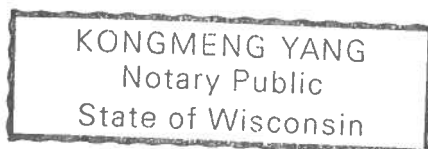
9-3-20

My commission expires

Publication Cost: \$224.48
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CAPTAIN'S KEY DEPENDENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Captain's Key Community Dependent District will hold Regular Meetings at The Oaks Center at 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 6:00 p.m. on the following dates:

October 14, 2025
November 13, 2025
December 9, 2025
January 13, 2026
February 10, 2026
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026

The purpose of the meetings is to conduct any and all business coming before the Board. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting. Said meetings may be continued from time to time to a time and date certain as stated on the record.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

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 (561) 630-4922 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 without advertised notice.

CAPTAIN'S KEY DEPENDENT DISTRICT
www.captainskeydd.org
October 3, 2025 11699234

**CAPTAIN’S KEY DEPENDENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 9, 2025**

A. CALL TO ORDER

District Manager Jason Pierman called the December 9, 2025, Regular Board Meeting of the Captain’s Key Dependent District (the “District”) to order at 6:03 p.m. at The Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication 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

Mr. Pierman determined that the attendance of Chairman Russell Jones, Vice Chairman Judge Moss and Supervisors Trey Mahoney and Nader Salour constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Managers Jason Pierman and James Candela of Special District Services, Inc.

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. October 14, 2025, Regular Board Meeting

Mr. Pierman presented the minutes of the October 14, 2025, Regular Board Meeting for consideration.

A **motion** was made by Mr. Moss, seconded by Mr. Salour and passed unanimously approving the minutes of the October 14, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update on Road Repaving, Drainage and Other Capital Item Projects

Mr. Pierman provided an update on the paving, noting that the Noga’s driveway was so low that they were unable to slope the road enough to stop water from puddling there. He suggested that, due to the decades of settling caused by the drainage issue, the District raise that section of pavers.

Following discussion, the Board directed staff to contact paving companies to ensure the issue could be fixed, and to move forward with the project.

H. NEW BUSINESS

1. Consider POA Maintenance Agreement

A motion was made by Mr. Salour, seconded by Mr. Mahoney and passed unanimously approving the POA Maintenance Agreement, as presented.

I. ADMINISTRATIVE MATTERS

1. Financial Report

2. Consider Invoices

J. BOARD MEMBER COMMENTS

Mr. Pierman noted that Mr. Jave had resigned from the Board.

A **motion** was made by Mr. Salour, seconded by Mr. Moss and unanimously passed accepting Mr. Jave's resignation.

Mr. Pierman noted that the next meeting was scheduled for January 13, 2026, but might be cancelled if no urgent business is on the agenda.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Salour, seconded by Mr. Mahoney and unanimously passed adjourning the Regular Board Meeting at 7:12 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

From: [Ken Goldberg](#)
To: [Jason Pierman](#)
Cc: [Nicole Backas](#); [David Lyonnais](#); [Dominic Lamonte](#); [Ty Kosack](#)
Subject: FW: Captains Key
Date: Wednesday, January 21, 2026 1:52:21 PM
Attachments:

Jason,

The extra curb is 40 lf with cost, demo, mob, 2940
The Grading was \$3,960 so this is the credit (3,940)

The cost below is \$4974 (3,940)credit grading
Total additional cost is \$1,024.00

Please advise my only challenge is if we need additional brick and cant match or meeting the sidewalk transition I am sure we can make work, worst case is we have to fix asphalt.

Mobilize

Set up barricades and cones,

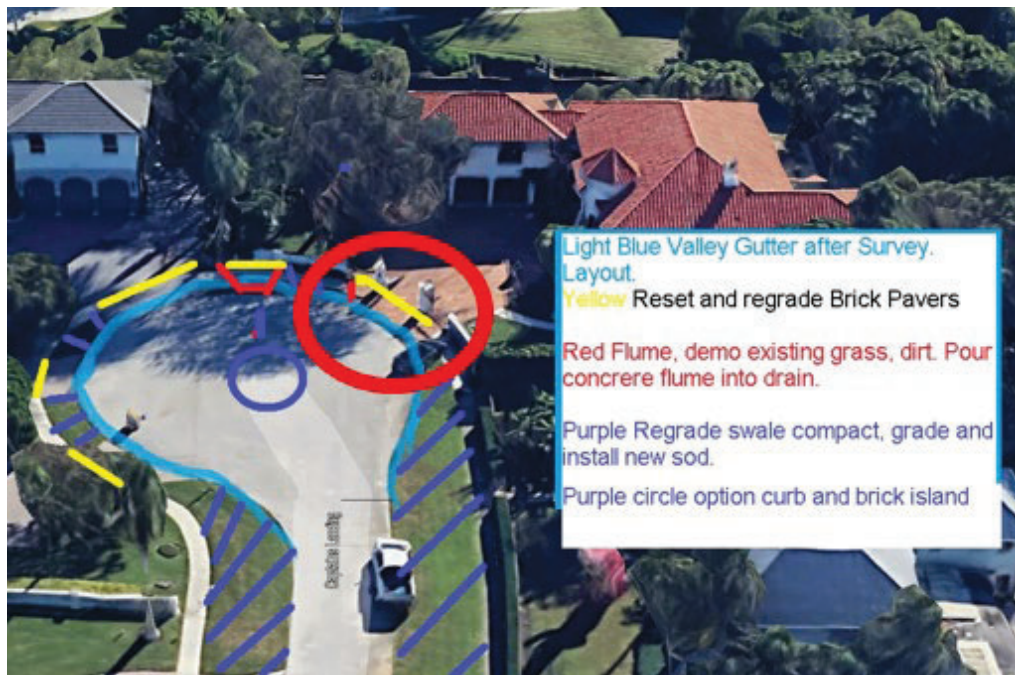
Remove up to 500 sq ft of brick pavers, (not responsible for damage or replacement of broken brick) material is mud set or grouted.

Compact base in install approx. 3-5" of compactable base material , roll, compact and grade to promote water flow and meet connection to sidewalk flush. (if possible)

Install sand leveling course

Reinstall brick pavers, compact and finish with Portland sand mix.

Clean area haul debris.



Sell for 4997.00



Ken Goldberg
President
T. 561.588.0949
kgoldberg@allcountypaving.com
www.allcountypaving.com





Jason Pierman
Captain's Key Dependent District C/O Special District Services,
Inc
2501A Burns Rd
Palm Beach Gardens, FL 33410
JPierman@sdsinc.org
561-630-4922

PROJECT INFORMATION

Captains Key HOA
Captains Key Dr
North Palm Beach, FL 33408

CHANGE ORDER REQUEST

Date: 01 / 14 / 2026
Job Number:10-017685K
Change Order # 01

SCOPE OF WORK

- Remove and replace 40 LF of 12" Header Curb, including swale grading in the cul-de-sac.
- Landscape grading retention area to get water to drain and flow with re-sodding multiple areas.

Change Order Amount \$ 6,890.00

The dollar amount listed above is to be added to the original contract amount. This revision becomes part of, and in conformance with, the existing contract. All work to be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTANCE OF CHANGE ORDER REQUEST:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made in accordance with the contract. All Prices quoted are valid for 30 days from the date of this change order request.

Customer to sign here in acceptance
of the above change order details

☐ Select if Billing Information is different from above

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MAINTENANCE & RECONSTRUCTION
TOP CONTRACTOR

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South FL. Corporate Office
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Sales Representative
Ken Goldberg
T: 561-588-0949
E: kgoldberg@allcountypaving.com

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Captain's Key Dependent District

Financial Report For January 2026

Captain's Key Dependent District
Budget vs. Actual
October 2025 - January 2026

	Oct 25 - Jan 26	25/26 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	108,703.97	130,500.00	-21,796.03	83.3%
363.830 · Assessment Fees	-1,254.55	-2,610.00	1,355.45	48.07%
363.831 · Assessment Discounts	-4,249.17	-5,220.00	970.83	81.4%
369.400 · Other Revenue	0.00	0.00	0.00	0.0%
369.989 · Carryover From Prior Year Reserve Funds	0.00	121,000.00	-121,000.00	0.0%
369.401 · Interest Income	1,085.26	1,440.00	-354.74	75.37%
Total Income	104,285.51	245,110.00	-140,824.49	42.55%
Expense				
511.310 · Engineering	0.00	1,000.00	-1,000.00	0.0%
511.311 · Management Fees	6,520.00	19,560.00	-13,040.00	33.33%
511.312 · Secretarial Fees	1,400.00	4,200.00	-2,800.00	33.33%
511.315 · Legal Fees	0.00	2,000.00	-2,000.00	0.0%
511.318 · Assessment/Tax Roll	0.00	2,500.00	-2,500.00	0.0%
511.320 · Audit Fees	0.00	3,700.00	-3,700.00	0.0%
511.410 · Telephone/Cable	3,025.45	6,800.00	-3,774.55	44.49%
511.431 · Power	268.82	800.00	-531.18	33.6%
511.432 · Irrigation Maintenance	2,619.00	1,300.00	1,319.00	201.46%
511.433 · Landscaping Maintenance	6,925.88	16,000.00	-9,074.12	43.29%
511.435 · Gate Maintenance	2,558.61	11,000.00	-8,441.39	23.26%
511.437 · Water Service	986.14	6,850.00	-5,863.86	14.4%
511.439 · Gate Access Cards	0.00	1,000.00	-1,000.00	0.0%
511.440 · Security Camera	0.00	500.00	-500.00	0.0%
511.450 · Insurance	6,881.00	7,100.00	-219.00	96.92%
511.480 · Legal Advertisements	224.48	750.00	-525.52	29.93%
511.512 · Miscellaneous	0.00	200.00	-200.00	0.0%
511.513 · Postage and Delivery	0.00	100.00	-100.00	0.0%
511.514 · Office Supplies	179.05	400.00	-220.95	44.76%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	500.00	1,500.00	-1,000.00	33.33%
511.441 · Capital Items (Roads, Drains, Etc.)	149,360.10	153,650.00	-4,289.90	97.21%
512.513 · Major Trimming & New Planting	0.00	2,000.00	-2,000.00	0.0%
513.001 · Reserves	0.00	2,025.00	-2,025.00	0.0%
Total Expense	181,623.53	245,110.00	-63,486.47	74.1%
Net Income	-77,338.02	0.00	-77,338.02	100.0%

**CAPTAIN'S KEY DEPENDENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2026**

	Annual Budget 10/1/25- 9/30/26	Actual Jan-26	Year To Date Actual 10/1/25 - 1/31/26
REVENUES			
O & M ASSESSMENTS	130,500	10,291	108,704
OTHER REVENUES	0	0	0
INTEREST INCOME	1,440	0	1,085
REVENUES	\$ 131,940	\$ 10,291	\$ 109,789
EXPENDITURES			
ENGINEERING	1,000	0	0
MANAGEMENT	19,560	1,630	6,520
SECRETARIAL	4,200	350	1,400
LEGAL	2,000	0	0
ASSESSMENT ROLL	2,500	0	0
AUDIT FEES	3,700	0	0
TELEPHONE/CABLE	6,800	1,036	3,025
POWER	800	75	269
IRRIGATION MAINTENANCE	1,300	150	2,619
LANDSCAPE MAINTENANCE	16,000	1,350	6,926
MAJOR TRIMMING & NEW PLANTING	2,000	0	0
GATE MAINTENANCE	11,000	315	2,559
WATER SERVICE	6,850	283	986
SECURITY CAMERA	500	0	0
INSURANCE	7,100	0	6,881
LEGAL ADVERTISING	750	0	224
MISCELLANEOUS	200	0	0
POSTAGE	100	0	0
OFFICE SUPPLIES	400	62	179
DUES & SUBSCRIPTIONS	175	0	175
GATE ACCESS CARDS	1,500	0	0
WEBSITE MANAGEMENT	1,000	125	500
CAPITAL ITEMS (ROADS, DRAINS, CAMERAS)	153,650	0	149,361
RESERVES (MISCELLANEOUS MAINTENANCE-DRAINAGE)	2,025	0	0
TOTAL EXPENDITURES	\$ 245,110	\$ 5,376	\$ 181,624
EXCESS OR (SHORTFALL)	\$ (113,170)	\$ 4,915	\$ (71,835)
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,610)	(100)	(1,254)
DISCOUNTS FOR EARLY PAYMENTS	(5,220)	(309)	(4,249)
EXCESS/ (SHORTFALL)	\$ (121,000)	\$ 4,506	\$ (77,338)
CARRYOVER FROM PRIOR YEAR RESERVE FUNDS	121,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 4,506	\$ (77,338)

Bank Balance As Of 1/31/26	\$ 209,368.41
Accounts Payable As Of 1/31/26	\$ 82,949.48
Accounts Receivable As Of 1/31/26	\$ 1,227.12
Reserve Funds As Of 1/31/26	\$ -
Available Funds As Of 1/31/26	\$ 127,646.05

Captain's Key Dependent District
Balance Sheet
As of January 31, 2026

	Operating Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS				
Current Assets				
Checking/Savings				
Bank Account	209,368.41	0.00	0.00	209,368.41
Total Checking/Savings	209,368.41	0.00	0.00	209,368.41
Total Current Assets	209,368.41	0.00	0.00	209,368.41
Other Assets				
Accounts Receivable	1,227.12	0.00	0.00	1,227.12
Roadways	0.00	67,400.00	0.00	67,400.00
Gate System	0.00	164,326.00	0.00	164,326.00
Gate System Improvements	0.00	36,577.00	0.00	36,577.00
Depreciation - Roadways	0.00	-43,816.00	0.00	-43,816.00
Depreciation - Gate System	0.00	-174,078.00	0.00	-174,078.00
Amount To Be Provided	0.00	0.00	0.00	0.00
Total Other Assets	1,227.12	50,409.00	0.00	51,636.12
TOTAL ASSETS	210,595.53	50,409.00	0.00	261,004.53
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	82,949.48	0.00	0.00	82,949.48
Total Accounts Payable	82,949.48	0.00	0.00	82,949.48
Total Current Liabilities	82,949.48	0.00	0.00	82,949.48
Long Term Liabilities				
Due To Captain's Key HOA	0.00	0.00	0.00	0.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00
Total Liabilities	82,949.48	0.00	0.00	82,949.48
Equity				
Retained Earnings	204,984.07	-217,894.00	0.00	-12,909.93
Net Income	-77,338.02	0.00	0.00	-77,338.02
Reserve Funds	0.00	0.00	0.00	0.00
Current Year Depreciation	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assests	0.00	268,303.00	0.00	268,303.00
Total Equity	127,646.05	50,409.00	0.00	178,055.05
TOTAL LIABILITIES & EQUITY	210,595.53	50,409.00	0.00	261,004.53

	Date	Num	Name	Memo	Credit
101.125 · CSB # 6006					
	12/02/2025			Seacoast	297.87
	12/02/2025			Bill Gilbert Electric	1,525.88
	12/02/2025			Comcast	298.35
	12/02/2025			FPL	63.80
	12/02/2025			Greentone Irrigation	125.00
	12/02/2025			Special District Services	2,148.15
	12/02/2025			Victory Access Control	1,701.57
	01/08/2026			Comcast	298.35
	01/08/2026			FPL	65.42
	01/08/2026			Frontsteps	364.65
	01/08/2026			Greentone Irrigation	1,969.00
	01/08/2026			Seacoast	250.99
	01/08/2026			Special District Services	2,106.05
	01/08/2026			Surf Landscape	1,350.00
	02/02/2026			Comcast	298.35
	02/02/2026			DoorKing	373.45
	02/02/2026			FPL	74.60
	02/02/2026			Frontsteps	364.65
	02/02/2026			Greentone Irrigation	150.00
	02/02/2026			M&M Asphalt Maintenance	77,573.40
	02/02/2026			Seacoast	283.23
	02/02/2026			Special District Services	2,166.80
	02/02/2026			Surf Landscape	1,350.00
	02/02/2026			Victory Access Control	315.00
Total 101.125 · CSB # 6006					<u>95,514.56</u>
TOTAL					<u><u>95,514.56</u></u>