

**MINUTES OF MEETING  
CORAL CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Coral Creek Community Development District held Multiple Public Hearings and a Regular Meeting on April 21, 2022, immediately following the Landowners' Meeting, scheduled to commence at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

**Present at the meeting were:**

James McGowan	Chair
Charles Robert Nelson	Vice Chair
Garrison Burr	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Lauren Gentry	District Counsel
Carl Barraco	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:07 p.m. Supervisors McGowan, Nelson and Burr were present, in person. Supervisors Noble and Durand were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to the Elected Board of Supervisors *(the following will be provided in a separate package)***

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. McGowan, Mr. Burr and Mr. Nelson. He provided and explained the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**

- I. Form 1: Statement of Financial Interests
- II. Form 1X: Amendment to Form 1, Statement of Financial Interests
- III. Form 1F: Final Statement of Financial Interests
- D. Form 8B: Memorandum of Voting Conflict

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-32, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Adams recapped the Landowners’ Election results as follows:

Seat 1	Jim McGowan	294 votes	4-Year Term
Seat 2	Garrison Burr	294 votes	4-Year Term
Seat 3	Robert Nelson	293 votes	2-Year Term
Seat 4	Bruce Noble	293 votes	2-Year Term
Seat 5	Carla Durand	293 votes	2-Year Term

Mr. Adams presented Resolution 2022-32.

**On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, Resolution 2022-32, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-33, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2022-33. The following slate of officers was nominated:

Chair	James McGowan
Vice Chair	Charles Robert Nelson
Secretary	Chesley E. Adams, Jr.
Assistant Secretary	Craig Wrathell
Assistant Secretary	Carla Durand

Assistant Secretary

Garrison Burr

Assistant Secretary

Bruce Noble

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, Resolution 2022-33, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

**A. Affidavit/Proof of Publication**

The affidavit of publication was provided for informational purposes.

**B. Consideration of Resolution 2022-34, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Coral Creek Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2022-34. This Resolution sets forth the CDD’s intent to levy and collect assessments using the services of the Property Appraiser and Tax Collector.

**Mr. Adams opened the Public Hearing.**

No members of the public spoke.

**Mr. Adams closed the Public Hearing.**

On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, Resolution 2022-34, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Coral Creek Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

These items occurred below.

**A. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**B. Mailed Notice to Property Owner(s)**

The Mailed Notice to property owners was included for informational purposes.

**C. Engineer’s Report *(for informational purposes)***

The previously approved Engineer’s Report was included for informational purposes.

**D. Master Special Assessment Methodology Report *(for informational purposes)***

The previously approved Master Special Assessment Methodology Report was included for informational purposes.

**E. Consideration of Resolution 2022-35, Making Certain Findings; Authorizing an Improvement Plan for the Master Assessment Area; Adopting a Capital Improvement Plan; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments on the Master Assessment Area; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government**

**Property and Transfers of Property to Units of Local, State And Federal Government;  
Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an  
Effective Date**

**Mr. Adams opened the Public Hearing.**

- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***

No members of the public spoke.

**Mr. Adams closed the Public Hearing.**

Ms. Gentry asked Mr. Barraco to briefly summarize the improvement categories and the total cost estimate included in the Engineer's Report.

Mr. Barraco stated the Engineer's Report dated March 7, 2022 outlines that the improvements may include drainage and surface water management, on-site roadways, on-site utilities, amenity facilities, off-site roadways and utilities and professional fees. Costs are estimated to be \$97,348,000, considering current market conditions and including contingencies.

Ms. Gentry posed and Mr. Barraco responded to the following questions regarding the Engineer's Report:

**Ms. Gentry:** Based on your professional experience, are those cost estimates reasonable and proper?

**Mr. Barraco:** Yes. Again, they also include current market conditions and include contingencies.

**Ms. Gentry:** Do you have any reason to believe the Capital Improvement Plan (CIP) cannot be carried out by the District?

**Mr. Barraco:** I have no reason to believe that the current plan cannot be carried out by the District as outlined in the report.

Ms. Gentry posed and Mr. Adams responded to the following questions regarding the Master Special Assessment Methodology Report:

**Ms. Gentry:** Chuck, regarding the Assessment Methodology can you confirm that the lands subject to the special assessments are benefited by those assessments?

**Mr. Adams:** I can. Yes.

**Ms. Gentry:** And is the special assessment reasonably apportioned among the lands that are subject to the assessments?

**Mr. Adams:** It is.

**Ms. Gentry:** And is it reasonable, proper and just to assess the cost against the lands mentioned in the Methodology?

**Mr. Adams:** It is.

**Ms. Gentry:** And is the benefit received equal to or in excess of the maximum master assessments thereon?

**Mr. Adams:** It is.

**Ms. Gentry:** And is it your opinion that it is in the best interests of the District that the master assessments be paid and collected in accordance with the Methodology?

**Mr. Adams:** It is.

A Board Member stated that, during his discussion of the Engineer’s Report, Mr. Barraco incorrectly referenced March 7, 2022; however, the Engineer’s Report is dated March 4, 2022. Ms. Gentry stated that would be noted.

- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.***

The Board, sitting as the Equalizing Board, did not make any changes.

Mr. Adams presented Resolution 2022-35.

**On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2022-35, Making Certain Findings; Authorizing an Improvement Plan for the Master Assessment Area; Adopting a Capital Improvement Plan; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments on the Master Assessment Area; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property and Transfers of Property to Units of Local, State And Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.**

**A. Affidavits of Publication**

The affidavits of publication were included for informational purposes.

**B. Consideration of Resolution 2022-36, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams stated the Rules of Procedure set forth the CDD’s processes and procedures for meetings, officers, competitive bidding, etc., consistent with Florida Statutes.

**Mr. Adams opened the Public Hearing.**

No members of the public spoke.

**Mr. Adams closed the Public Hearing.**

Mr. Adams presented Resolution 2022-36.

**On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, Resolution 2022-36, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

**A. Affidavit of Publication**

**B. RFQ Package**

The affidavit of publication and RFQ package were included for informational purposes.

**C. Respondent(s): Barraco & Associates, Inc.**

Mr. Adams stated that Barraco & Associates, Inc. was the only respondent to the RFQ.

**D. Competitive Selection Criteria/Ranking**

Mr. Adams collected and tallied the Board Members’ rankings. Barraco & Associates, Inc., received a total of 100 points.

**E. Award of Contract**

**On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, awarding the contract for District Engineering Services to Barraco & Associates Inc., and authorizing the Chair to execute, was approved.**

The Regular Meeting recessed at 2:22 p.m., and the Audit Selection Committee Meeting convened.

**ELEVENTH ORDER OF BUSINESS**

**Review of Responses to Request for  
Proposals (RFP) for Annual Audit Services**

- A. Affidavit of Publication**
- B. RFP Package**

The affidavit of publication and RFP package were included for informational purposes.

- C. Respondent(s): *Grau & Associates***

Mr. Adams presented the Grau & Associates, Inc. (Grau) proposal and responded to questions. He noted that Grau & Associates, Inc. was the only respondent to the RFP.

- D. Auditor Evaluation Matrix/Ranking**

Mr. Adams collected and tallied the Board Members' rankings. Grau & Associates, Inc. received a total of 100 points.

**TWELFTH ORDER OF BUSINESS**

**Termination of Audit Committee  
Meeting/Reconvene Regular Meeting**

The Audit Committee Meeting was terminated and the Regular Meeting reconvened at 2:25 p.m.

**THIRTEENTH ORDER OF BUSINESS**

**Consider Recommendation of Audit  
Committee**

- **Award of Contract**

**On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the ranking and recommendation of the Audit Selection Committee and awarding the contract for Annual Audit Services to Grau & Associates, Inc., was approved.**



Mr. Adams presented the March 17, 2022 Organizational Meeting Minutes.

**On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the March 17, 2022 Organizational Meeting Minutes, as presented, were approved.**

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *KE Law Group, PLLC***

Ms. Gentry stated the bond validation complaint was filed. She discussed the hearing procedures and stated that further updates would be provided.

**B. District Engineer (Interim): *Barraco & Associates, Inc.***

There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: May 19, 2022 at 2:00 PM, immediately following the adjournment of the Tucker's Point CDD meeting, scheduled to commence at 2:00 PM.**

The next meeting will be held on May 19, 2022.

**SIXTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SEVENTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, the meeting adjourned at 2:28 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair