

CORAL CREEK

**COMMUNITY DEVELOPMENT
DISTRICT**

May 19, 2022

BOARD OF SUPERVISORS

PUBLIC HEARING

AND REGULAR

MEETING AGENDA

Coral Creek Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 12, 2022

Board of Supervisors
Coral Creek Community Development District

Dear Board Members:

The Board of Supervisors of the Coral Creek Community Development District will hold a Public Hearing and Regular Meeting on May 19, 2022, at 2:00 p.m., or as soon thereafter as the matter may be heard at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisors Bruce Noble and Carla Durand (*the following will be provided in a separate package*)
 - 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
4. Public Hearing on Adoption of Fiscal Year 2021/2022 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2022-37, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2022-38, Approving the Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

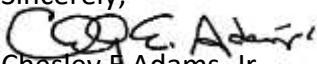
6. Discussion: Stormwater Needs Analysis
 - Acknowledgement Letter Submittal (*CDD will not own/operate any qualifying facilities as of June 30*)
7. Acceptance of Unaudited Financial Statements as of March 31, 2022
8. Approval of Minutes
 - A. April 21, 2022 Landowners' Meeting
 - B. April 21, 2022 Public Hearings and Regular Meeting
9. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *Barraco & Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. 0 Registered Voters in District as of April 15, 2022
 - II. NEXT MEETING DATE: June 16, 2022, *immediately following adjournment of the Tuckers Pointe CDD meeting, scheduled to commence at 2:00 PM.*

○ QUORUM CHECK

SEAT 1	JIM MCGOWAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	GARRISON BURR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	ROBERT NELSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	BRUCE NOBLE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CARLA DURAND	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Public Comments
11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,

 Chesley B. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
 CALL-IN NUMBER: 1-888-354-0094
 PARTICIPANT PASSCODE: 229 774 8903

CORAL CREEK

COMMUNITY DEVELOPMENT DISTRICT

4A



**CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE BUDGET FOR THE FISCAL YEAR 2021/2022; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

PUBLISHER'S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

05/02/22, 05/09/22

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor 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.

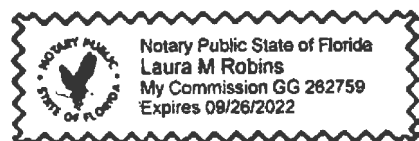
Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this Subscribed and sworn to before me this 9th day of May, 2022

Laura M Robins

(Signature of Notary Public)



Personally known OR Produced Identification

The Board of Supervisors ("Board") of the Coral Creek Community Development District ("District") will hold a public hearing on **May 19, 2022, at 2:00 p.m.**, or as soon thereafter as the matter may be heard, at **Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954**, for the purpose of hearing comments and objections on the adoption of the proposed budget of the District for the remainder of the fiscal year that ends September 30, 2022 ("**Fiscal Year 2021/2022**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that properly comes before it. A copy of the agenda and proposed budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Manager's Office**"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/ 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Chuck Adams
District Manager
Publish: 05/02/22, 05/09/22
427283 3845671

CORAL CREEK

COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2022-37

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the Coral Creek Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Coral Creek Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the amounts identified below to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND

See Exhibit A

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

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PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2022.

ATTEST:

**CORAL CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A: Adopted Budget

**CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022**

**CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
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Definitions of General Fund Expenditures	2

**CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Adopted Budget FY 2022
REVENUES	
Landowner contribution	\$ 74,515
Total revenues	74,515
EXPENDITURES	
Professional & administrative	
Supervisors	4,000
Management/accounting/recording	26,250
Debt service fund accounting	1,250
Legal	25,000
Engineering	2,000
Audit	-
Arbitrage rebate calculation*	-
Dissemination agent*	250
Trustee*	-
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	6,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	500
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	74,515
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending	\$ -

* These items will be realized when bonds are issued

**CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES	<u>FY 2022</u>
Professional & administrative	
Supervisors	\$ 4,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	26,250
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Debt service fund accounting	1,250
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	-
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	-
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	250
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u>\$ 74,515</u>

CORAL CREEK

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-38

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Coral Creek Community Development District (“District”) was established by Ordinance No. 2022-008, adopted by the Board of County Commissioners for Charlotte County, Florida, effective as of February 24, 2022; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the Coral Creek Community Development District (“Board”), prior to June 15, 2022, the proposed budget (“Proposed Budget”) for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023 (“Fiscal Year 2022/2023”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

SECTION 2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: _____
HOUR: 2:00 P.M.
LOCATION: Country Inn and Suites
24244 Corporate Court
Port Charlotte, Florida 33954

SECTION 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Charlotte County at least sixty (60) days prior to the hearing set above.

SECTION 4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the

District's website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

SECTION 5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of May, 2022.

ATTEST:

**CORAL CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Proposed Budget

**CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
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**CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Proposed Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Landowner contribution	74,515	-	72,309	\$ 72,309	\$ 96,190
Total revenues	<u>74,515</u>	<u>-</u>	<u>72,309</u>	<u>72,309</u>	<u>96,190</u>
EXPENDITURES					
Professional & administrative					
Supervisors	4,000	594	1,200	1,794	2,400
Management/accounting/recording	26,250	3,750	22,500	26,250	45,000
Debt service fund accounting	1,250		1,250	1,250	5,000
Legal	25,000	810	24,190	25,000	20,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	-	-	-	-	5,500
Arbitrage rebate calculation*	-	-	-	-	750
Dissemination agent*	250	-	250	250	1,000
Trustee*	-	-	-	-	4,000
Telephone	200	16	184	200	200
Postage	500	-	500	500	500
Printing & binding	500	42	458	500	500
Legal advertising	6,500	182	6,318	6,500	2,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	500	-	500	500	750
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	-	210	210	210
Total expenditures	<u>74,515</u>	<u>5,394</u>	<u>66,915</u>	<u>72,309</u>	<u>96,190</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(5,394)	5,394	-	-
Fund balance - beginning (unaudited)	-	-	(5,394)	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (5,394)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued

**CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,400
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	45,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Debt service fund accounting	5,000
Legal	20,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	4,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$ 96,190</u></u>

CORAL CREEK

COMMUNITY DEVELOPMENT DISTRICT

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**CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Due from Landowner	\$ 11,394	\$ 231	\$ 11,625
Total assets	<u>\$ 11,394</u>	<u>\$ 231</u>	<u>\$ 11,625</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 4,963	\$ 231	\$ 5,194
Due to Landowner	-	231	231
Accrued wages payable	400	-	400
Accrued taxes payable	31	-	31
Landowner advance	6,000	-	6,000
Total liabilities	<u>11,394</u>	<u>462</u>	<u>11,856</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	5,394	-	5,394
Total deferred inflows of resources	<u>5,394</u>	<u>-</u>	<u>5,394</u>
Fund balances:			
Unassigned	(5,394)	-	(5,394)
Total fund balances	<u>(5,394)</u>	<u>(231)</u>	<u>(5,625)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 11,394</u>	<u>\$ 231</u>	<u>\$ 11,625</u>

**CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 74,515	0%
Total revenues	<u>-</u>	<u>-</u>	<u>74,515</u>	0%
EXPENDITURES				
Professional & administrative				
Supervisors	594	594	4,000	15%
Management/accounting/recording	3,750	3,750	26,250	14%
Debt service fund accounting	-	-	1,250	0%
Legal	810	810	25,000	3%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	250	0%
Telephone	16	16	200	8%
Postage	-	-	500	0%
Printing & binding	42	42	500	8%
Legal advertising	182	182	6,500	3%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	500	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,394</u>	<u>5,394</u>	<u>74,515</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	(5,394)	(5,394)	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	<u>\$ (5,394)</u>	<u>\$ (5,394)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Cost of issuance	<u>231</u>	<u>231</u>
Total debt service	<u>231</u>	<u>231</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (231)	 (231)
 Fund balances - beginning	 -	 -
Fund balances - ending	<u><u>\$ (231)</u></u>	<u><u>\$ (231)</u></u>

CORAL CREEK

COMMUNITY DEVELOPMENT DISTRICT

8A

DRAFT

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

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A Landowners' Meeting of the Coral Creek Community Development District was held on April 21, 2022, at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present at the meeting:

Chuck Adams	District Manager
Lauren Gentry	District Counsel
Carl Barraco	District Engineer
James McGowan	Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:02 p.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

Mr. Adams stated a copy of the Proxy was provided to all attendees.

▪ **Public Comments**

This item was an addition to the agenda.

No members of the public spoke.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

All in attendance agreed to Mr. Adams serving as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [All Seats]

37 **A. Nominations**

38 Mr. McGowan made the following nominations:

39 Seat 1 Jim McGowan

40 Seat 2 Garrison Burr

41 Seat 3 Robert Nelson

42 Seat 4 Bruce Noble

43 Seat 5 Carla Durand

44 No other nominations were made.

45 **B. Casting of Ballots**46 • **Determine Number of Voting Units Represented**

47 A total of 294 voting units were represented.

48 • **Determine Number of Voting Units Assigned by Proxy**49 All 294 voting units represented were assigned by proxy to Mr. James McGowan by the
50 Landowner, RCS Properties, Inc. Mr. McGowan was eligible to cast up to 294 votes per Seat.

51 Mr. McGowan cast the following votes:

52 Seat 1 Jim McGowan 294 votes

53 Seat 2 Garrison Burr 294 votes

54 Seat 3 Robert Nelson 293 votes

55 Seat 4 Bruce Noble 293 votes

56 Seat 5 Carla Durand 293 votes

57 **C. Ballot Tabulation and Results**

58 Mr. Adams reported the following ballot tabulation, results and term lengths:

59 Seat 1 Jim McGowan 294 votes 4-Year Term

60 Seat 2 Garrison Burr 294 votes 4-Year Term

61 Seat 3 Robert Nelson 293 votes 2-Year Term

62 Seat 4 Bruce Noble 293 votes 2-Year Term

63 Seat 5 Carla Durand 293 votes 2-Year Term

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65 **FIFTH ORDER OF BUSINESS****Landowners' Questions/Comments**

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67 There were no Landowners' questions or comments.

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69 **SIXTH ORDER OF BUSINESS**

Adjournment

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71 There being nothing further to discuss, the meeting adjourned at 2:07 p.m.

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74 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CORAL CREEK

COMMUNITY DEVELOPMENT DISTRICT

8B

DRAFT
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**

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

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46 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2022-32,**
 47 **Canvassing and Certifying the Results of**
 48 **the Landowners’ Election of Supervisors**
 49 **Held Pursuant to Section 190.006(2),**
 50 **Florida Statutes, and Providing for an**
 51 **Effective Date**

52

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

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

59 Mr. Adams presented Resolution 2022-32.

60

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

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67 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2022-33,**
 68 **Designating Certain Officers of the District,**
 69 **and Providing for an Effective Date**

70

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

73	Chair	James McGowan
74	Vice Chair	Charles Robert Nelson
75	Secretary	Chesley E. Adams, Jr.
76	Assistant Secretary	Craig Wrathell
77	Assistant Secretary	Carla Durand

78 Assistant Secretary Garrison Burr

79 Assistant Secretary Bruce Noble

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

82

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

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88 **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

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103 **A. Affidavit/Proof of Publication**

104 The affidavit of publication was provided for informational purposes.

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

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

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

113 No members of the public spoke.

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

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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

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

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

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

159 No members of the public spoke.

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

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

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

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

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

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

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

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

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

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

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

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

185 Mr. Adams: It is.

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

188 Mr. Adams: It is.

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

191 Mr. Adams: It is.

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

194 Mr. Adams: It is.

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

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

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

201 Mr. Adams presented Resolution 2022-35.

202

<p>203 On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor,</p> <p>204 Resolution 2022-35, Making Certain Findings; Authorizing an Improvement</p> <p>205 Plan for the Master Assessment Area; Adopting a Capital Improvement Plan;</p> <p>206 Providing an Estimated Cost of Improvements; Adopting an Assessment</p> <p>207 Report; Equalizing, Approving, Confirming and Levying Debt Assessments on</p> <p>208 the Master Assessment Area; Addressing the Finalization of Special</p> <p>209 Assessments; Addressing the Payment of Debt Assessments and the Method of</p> <p>210 Collection; Providing for the Allocation of Debt Assessments and True-Up</p> <p>211 Payments; Addressing Government Property and Transfers of Property to Units</p> <p>212 of Local, State And Federal Government; Authorizing an Assessment Notice;</p> <p>213 and Providing for Severability, Conflicts and an Effective Date, was adopted.</p>

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216 **EIGHTH ORDER OF BUSINESS**

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**Public Hearing to Hear Public Comments
and Objections to the Adoption of the
Rules of Procedure, Pursuant to Sections
120.54 and 190.035, Florida Statutes**

220 **A. Affidavits of Publication**

221 The affidavits of publication were included for informational purposes.

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

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

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

227 No members of the public spoke.

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

229 Mr. Adams presented Resolution 2022-36.

230

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

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236 **NINTH ORDER OF BUSINESS**

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

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240 **A. Affidavit of Publication**

241 **B. RFQ Package**

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

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

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

245 **D. Competitive Selection Criteria/Ranking**

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

248 **E. Award of Contract**

249

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

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255 TENTH ORDER OF BUSINESS

Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting

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

260

261 ELEVENTH ORDER OF BUSINESS

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

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264 A. Affidavit of Publication

265 B. RFP Package

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

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

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

270 D. Auditor Evaluation Matrix/Ranking

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

273

274 TWELFTH ORDER OF BUSINESS

Termination of Audit Committee
Meeting/Reconvene Regular Meeting

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277 The Audit Committee Meeting was terminated and the Regular Meeting reconvened at
278 2:25 p.m.

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280 THIRTEENTH ORDER OF BUSINESS

Consider Recommendation of Audit
Committee

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- 283 • Award of Contract

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<p>285 On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the 286 ranking and recommendation of the Audit Selection Committee and awarding 287 the contract for Annual Audit Services to Grau & Associates, Inc., was 288 approved.</p>

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292 **FOURTEENTH ORDER OF BUSINESS**

Approval of March 17, 2022 Organizational Meeting Minutes

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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.

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301 **FIFTEENTH ORDER OF BUSINESS**

Staff Reports

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

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

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

307 There was no report.

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

- 309 • **NEXT MEETING DATE: May 19, 2022 at 2:00 PM, immediately following the**
- 310 **adjournment of the Tucker’s Point CDD meeting, scheduled to commence at**
- 311 **2:00 PM.**

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

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314 **SIXTEENTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

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There were no Board Members’ comments or requests.

318 **SEVENTEENTH ORDER OF BUSINESS**

Public Comments

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No members of the public spoke.

322 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

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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.

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Secretary/Assistant Secretary

Chair/Vice Chair

CORAL CREEK

COMMUNITY DEVELOPMENT DISTRICT

9ci

April 19, 2022

DAPHNE GILLYARD
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Dear Ms. Gillyard;

Per your request for the number of registered voters as of April 15, 2022, for the following districts:

Babcock Ranch Community Independent Special District – 2,159
Coral Creek Community Development District (established 2/24/22) – 0 (zero)
Harbor Village Community Development District (established 6/24/21) - 0 (zero)
Tuckers Pointe Community Development District (established 7/28/21) - 0 (zero)
West Port Community Development District - 60

If you have any questions, please do not hesitate to contact me.

Sincerely,

Vincenza F. Treppiedi, MFCEP
Assistant Supervisor of Elections
941-833-5407
vinnie@soecharlottecountyfl.gov
Representing the Office of
Hon. Paul A Stamoulis
Supervisor of Elections
Charlotte County, FL

CORAL CREEK

COMMUNITY DEVELOPMENT DISTRICT

9C11

CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
April 21, 2022	Regular Meeting	2:00 PM*
May 19, 2022	Regular Meeting	2:00 PM*
June 16, 2022	Regular Meeting	2:00 PM*
July 21, 2022	Regular Meeting	2:00 PM*
August 18, 2022	Regular Meeting	2:00 PM*
September 15, 2022	Regular Meeting	2:00 PM*

** Meetings will convene immediately following the adjournment of the Tuckers Pointe CDD meetings, scheduled to commence at 2:00 p.m.*

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903