

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

An Organizational Meeting of the Coral Creek Community Development District was held on March 17, 2022 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
Ellen Johnson	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Lauren Gentry (via telephone)	District Counsel
Carl Barraco	District Engineer
Peter Dame	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:00 p.m. Supervisors McGowan, Johnson and Nelson were present. Supervisors Burr and Weatherly 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 Initial 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, Ms. Johnson and Mr. Nelson. Mr. Nelson and Ms. Johnson accepted

the allowable \$200 per meeting compensation. Mr. McGowan waived compensation. Mr. Adams provided and briefly discussed 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 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2022-01. 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	Ellen Johnson
Assistant Secretary	Garrison Burr
Assistant Secretary	Blake Weatherly
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2022-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Designating a Date, Time, and Location for Landowners’ Meeting of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2022-02.

On MOTION by Mr. McGowan and seconded by Mr. Nelson with all in favor, Resolution 2022-02, Designating a Date, Time, and Location of April 21, 2022 at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954, for a Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Matters:

- A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date**
 - **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Adams presented Resolution 2022-03 and reviewed the Fee Schedule and Management Agreement. As noted in red on the “Exhibit B – Fee Schedule”, the fees would be adjusted as follows:

Item 1: “District Management, Recording, Financial Accounting and Assessment Roll Services” fee would be reduced to \$45,000 annually.

Item 2: “Debt Service Fund Accounting/Assessment Collection Services” fee would be reduced to \$5,000 annually.

Item 4: “Issuance of Bonds, and Placement of Loans and Other District Indebtedness” fee would be “Not to exceed \$35,000 per issue (*if applicable*)”

On MOTION by Mr. Nelson and seconded by Ms. Johnson, with all in favor, Resolution 2022-03, Appointing and Fixing the Compensation, as amended, of the District Manager; Appointing a Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date, was adopted.

B. Resolution 2022-04, Appointing Legal Counsel for the District, Authorizing Compensation and Providing for an Effective Date

- **Fee Agreement: *KE Law Group PLLC***

Ms. Gentry presented Resolution 2022-04.

On MOTION by Ms. Johnson and seconded by Mr. Nelson, with all in favor, Resolution 2022-04, Appointing Legal Counsel for the District, Authorizing Compensation and Providing for an Effective Date, was adopted.

C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date

Mr. Adams presented Resolution 2022-05.

The following changes would be made to Resolution 2022-05:

Section 1: Change “Chuck Adams” to “Craig Wrathell”

On MOTION by Mr. Nelson and seconded by Ms. Johnson, with all in favor, Resolution 2022-05, as amended, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date, was adopted.

D. Resolution 2022-06, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date

- **Interim District Engineering Agreement: *Barraco and Associates, Inc.***

Mr. Adams presented Resolution 2022-06 and the Interim District Engineering Agreement. The Exhibit B Rate Schedule, which the Board has seen in the past, would be provided following the meeting.

On MOTION by Mr. Nelson and seconded by Ms. Johnson, with all in favor, Resolution 2022-06, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Adams presented the RFQ and the Competitive Selection Criteria.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, the Request for Qualifications for District Engineering Services and Competitive Selection Criteria, and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

As noted during the Third Order of Business, Mr. Nelson and Ms. Johnson accepted the allowable \$200 per meeting compensation and Mr. McGowan waived compensation.

G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Mr. Adams presented Resolution 2022-07. A location for the principal headquarters was discussed. Following the meeting, it was determined that the principal headquarters would be at the McCrory Law Firm, 309 Tamiami Trail, Punta Gorda, Florida 33950.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2022-07, Designating Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, as the Primary Administrative Office, and the McCrory Law Firm, 309 Tamiami Trail, Punta Gorda, Florida 33950, as the Principal Headquarters of the District and Providing an Effective Date, was adopted.

H. Resolution 2022-08, Designating the Location of the Local District Records Office and Providing an Effective Date

Mr. Adams presented Resolution 2022-08. Following the meeting, it was determined that the local District Records Office would be at the McCrory Law Firm, 309 Tamiami Trail, Punta Gorda, Florida 33950.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2022-08, Designating the McCrory Law Firm, 309 Tamiami Trail, Punta Gorda, Florida 33950 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

I. Resolution 2022-09, Setting Forth the Policy of the Coral Creek Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, District Officers, and Retained Staff; and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Adams presented Resolution 2022-09. Ms. Gentry stated the Resolution sets forth the CDD's policy for the support and legal defense of Board Members and Staff acting in good faith, in the scope of their CDD duties.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2022-09, Setting Forth the Policy of the Coral Creek Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, District Officers, and Retained Staff; and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

J. Resolution 2022-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2022-10. This Resolution sets forth the CDD’s policy for public comments at meetings and outlines the procedures for public comments.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2022-10, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- K. Resolution 2022-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Adams presented Resolution 2022-11.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2022-11, Providing for the Appointment of Wrathell, Hunt and Associates, LLC, as the Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- L. Resolution 2022-12, Granting the Chairperson and Vice Chairperson the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2022-12. This Resolution grants the Chair and Vice Chair authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2022-12, Granting the Chairperson and Vice Chairperson the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2022-13, Ratifying the Recording of the Notice of Establishment of the Coral Creek Community Development District and Providing for an Effective Date

Mr. Adams presented Resolution 2022-13.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2022-13, Ratifying the Recording of the Notice of Establishment of the Coral Creek Community Development District and Providing for an Effective Date, was adopted.

N. Authorization of Request for Proposals (RFP) for Annual Audit Services

- **Designation of Board of Supervisors as Audit Committee**

Mr. Adams presented the RFP For Annual Audit Services.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

O. Strange Zone, Inc., Quotation #M22-1011 for Website Creation & Development, Website Maintenance, Website Hosting & Email, Domain Registration, SSL Certificates

Mr. Adams presented Strange Zone, Inc. (SZI) Quotation #M22-1011 for Website Creation & Development, Website Maintenance, Website Hosting & Email, Domain Registration and SSL Certificates.

On MOTION by Ms. Johnson and seconded by Mr. Nelson, with all in favor, Strange Zone, Inc., Quotation #M22-1011 for Website Creation & Development, Website Maintenance, Website Hosting & Email, Domain Registration, SSL Certificates, in the amount of \$1,679.99, was approved.

P. ADA Site Compliance Proposal for Technological Auditing, Accessibility Policy and Compliance Shield, Technical Support

Mr. Adams stated that Management engaged ADA Site Compliance (ADASC) to assist in bringing the CDD’s website into compliance with the Americans with Disabilities Act (ADA) requirements and affix a compliance seal on the homepage.

On MOTION by Mr. Nelson and seconded by Ms. Johnson, with all in favor, the ADA Site Compliance Proposal for Technological Auditing, Accessibility Policy and Compliance Shield and Technical Support, in the amount of \$210 per year, was approved.

Q. Resolution 2022-14, To Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

- I. Rules of Procedure**
- II. Notices**
 - **Notice of Rule Development**
 - **Notice of Rulemaking**

These items were provided for informational purposes.

Mr. Adams presented Resolution 2022-14.

On MOTION by Ms. Johnson and seconded by Mr. Nelson, with all in favor, Resolution 2022-14, To Designate April 21, 2022 at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954, as the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

R. Resolution 2022-15, Adopting the Annual Meeting Schedule for Fiscal Year 2021/2022; and Providing for an Effective Date

Mr. Adams presented Resolution 2022-15.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2022-15, Adopting the Annual Meeting Schedule for Fiscal Year 2021/2022; and Providing for an Effective Date, was adopted.

S. Resolution 2022-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2022-16. The Agreement provides that, in case of a natural disaster, the CDD can request assistance from other governmental entities.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2022-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

A. Resolution 2022-17, Designating a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date

Mr. Adams presented Resolution 2022-17.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2022-17, Designating Truist Bank as the Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date, was adopted.

B. Resolution 2022-18, Directing the District Manager to Appoint Signors on the Local Bank Account and Providing an Effective Date

Mr. Adams presented Resolution 2022-18. The Resolution designates the account signers as, specifically, the Chair, Treasurer and Assistant Treasurer.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2022-18, Directing the District Manager to Appoint Signors on the Local Bank Account and Providing an Effective Date, was adopted.

C. Resolution 2022-19, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

Mr. Adams presented Resolution 2022-19.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2022-19, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

A. Resolution 2022-20, Approving the Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Mr. Adams presented Resolution 2022-20 and the proposed Fiscal Year 2021 budget. This is a partial-year, Developer-contribution budget. The Developer would fund the expenses as expenses are incurred, by way of funding requests.

On MOTION by Ms. Johnson and seconded by Mr. Nelson, with all in favor, Resolution 2022-20, Approving the Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for May 17, 2022 at 2:00 p.m., immediately following the conclusion of the Tuckers Pointe CDD meeting, at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954, and Providing for an Effective Date, was adopted.

B. Fiscal Year 2021/2022 Budget Funding Agreement

Mr. Adams presented the Fiscal Year 2021/2022 Budget Funding Agreement.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, the Fiscal Year 2021/2022 Budget Funding Agreement, was approved.

C. Resolution 2022-21, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date

Mr. Adams presented Resolution 2022-21.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2022-21, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date, was adopted.

D. Resolution 2022-22, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Adams presented Resolution 2022-22.

On MOTION by Ms. Johnson and seconded by Mr. Nelson, with all in favor, Resolution 2022-22, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. Resolution 2022-23, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2022-23.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2022-23, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2022-24, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2022-24.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2022-24, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. Resolution 2022-25, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Adams presented Resolution 2022-25.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2022-25, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

CONSTRUCTION/ACQUISITION RELATED MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Agreement Between the Coral Creek Community Development District and GreenPointe Developers, LLC, Regarding the Acquisition of Certain Work Product, Improvements and Real Property

Mr. Adams presented the Acquisition Agreement, which sets forth the process by which the CDD will acquire work product, improvements and real property.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, the Agreement Between the Coral Creek Community Development District and GreenPointe Developers, LLC, Regarding the Acquisition of Certain Work Product, Improvements and Real Property, was approved.

BOND FINANCING RELATED MATTERS

TENTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

A. Bond Financing Team Funding Agreement

Mr. Adams presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Resolution 2022-26, Appointing an Investment Banker in Contemplation of the Issuance of Coral Creek Community Development District Special Assessment Revenue Bonds [FMSbonds, Inc.]

Mr. Adams presented Resolution 2022-26 and the FMSbonds, Inc. (FMS) Engagement Letter to serve as Underwriter and for G-17 Disclosure. The Underwriter's fee would be 2% of the par amount of the bonds issued.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, 2022-26, Appointing an Investment Banker in Contemplation of the Issuance of Coral Creek Community Development District Special Assessment Revenue Bonds [FMSbonds, Inc.], was adopted.

II. Resolution 2022-27, Appointing Bond Counsel in Contemplation of the Issuance of Coral Creek Community Development District Bonds [Akerman LLP]

Mr. Adams presented Resolution 2022-27 and the Akerman, LLP Engagement Letter.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2022-27, Appointing Bond Counsel in Contemplation of the Issuance of Coral Creek Community Development District Bonds [Akerman LLP], was adopted.

III. Resolution 2022-28, Appointing Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Coral Creek Community Development District Bonds [U.S. Bank Trust Company, National Association]

Mr. Adams presented Resolution 2022-28. He reviewed the U.S. Bank Trust Company, N.A., proposal and the fees.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2022-28, Appointing Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Coral Creek Community Development District Bonds [U.S. Bank Trust Company, National Association], was adopted

C. Resolution 2022-29, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date

Mr. Adams presented Resolution 2022-29.

On MOTION by Ms. Johnson and seconded by Mr. Nelson, with all in favor, Resolution 2022-29, Designating April 21, 2022 at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954, as the Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date, was adopted.

D. Presentation of Engineer’s Report

Mr. Barraco presented the Master Engineer’s Report, dated March 4, 2022, and noted the pertinent information in each section.

The following correction would be made:

Page 2, Section 1.2, South Parcel bullet point, last sentence: Change “1,111 additional” to “1,411 additional”

Mr. Barraco noted the following:

- Existing infrastructure, consisting of a 50’ drainage easement, bisects the CDD.
- The project would include drainage and surface water management, on-site roadways, on-site utilities, amenity facilities, off-site roadways and utilities and professional fees.
- The CDD is located within the Burnt Store Area Plan (BSAP). Charlotte County recently initiated consideration of existing roadway capacity improvements and/or additional east-west roadway connectors within the BSAP. Total fees for the improvements are estimated at \$12 million; the improvements are not yet programmed for the County and there is currently no associated obligation.

On MOTION by Ms. McGowan and seconded by Ms. Johnson, with all in favor, the Master Engineer’s Report, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Adams presented the Master Special Assessment Methodology Report dated March 7, 2022 and noted the pertinent information in each section. He responded to questions about

the Development Program, Capital Improvement Plan (CIP), Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and the Appendix Tables.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, the Master Special Assessment Methodology Report, in substantial form, was approved.

- F. **Resolution 2022-30, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Mr. Adams described the assessment process and presented Resolution 2021-30.

Ms. Gentry stated the Resolution approves the use of the Engineer’s Report, with the changes noted on the record, and the Master Special Assessment Methodology Report.

On MOTION by Ms. McGowan and seconded by Mr. Nelson with all in favor, Resolution 2022-30, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for April 21, 2022 at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was approved.

- G. **Resolution 2022-31, Authorizing the Issuance of Not Exceeding \$75,000,000 Principal Amount Coral Creek Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or**

Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date

Mr. Adams presented Resolution 2022-31, which accomplishes the following:

- Authorizes issuance of bonds in an amount not to exceed \$123,960,000 aggregate principal amount.
- Approves a form of Master Trust Indenture.
- Approves appointment of a Trustee.
- Authorizing commencement of validation proceedings.
- Authorizes and approves other matters related to the foregoing bonds.

The following change was made to Resolution 2022-31:

Title and throughout: Change “75,000,000” to “\$123,960,000”

On MOTION by Ms. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2022-31, as amended, Authorizing the Issuance of Not Exceeding \$123,960,000 Principal Amount Coral Creek Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

There was no report.

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

The next meeting and the Landowners' meeting will be held on April 21, 2022.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Nelson and seconded by Mr. McGowan, with all in favor,
the meeting adjourned at 3:07 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair