

# **CORAL CREEK**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**July 21, 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**

July 14, 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 July 21, 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 Supervisor 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 2022/2023 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2022-39, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Funding and Acquisition Agreement by and Between Coral Creek Community Development District and GreenPointe Developers, LLC

**ATTENDEES:**

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

- 6. Acceptance of Unaudited Financial Statements as of May 31, 2022
- 7. Approval of May 19, 2022 Public Hearing and Regular Meeting Minutes
- 8. Staff Reports
  - A. District Counsel: *KE Law Group, PLLC*
  - B. District Engineer: *Barraco & Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: August 18, 2022, *immediately following adjournment of the Tuckers Pointe CDD meeting, scheduled to commence at 2:00 PM.*

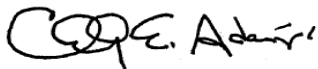
○ QUORUM CHECK

<b>JIM MCGOWAN</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>GARRISON BURR</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>ROBERT NELSON</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>BRUCE NOBLE</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>CARLA DURAND</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 9. Public Comments
- 10. Adjournment

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

Sincerely,



Chesley E 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 2022/2023; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

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: July 5, 12, 2022  
427283 3853053

**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)

07/05/22, 07/12/22

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://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.

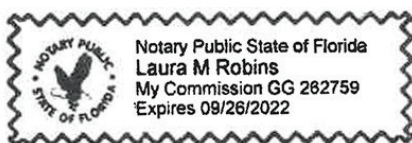
*Melinda Prescott*

(Signature of Affiant)

Sworn and subscribed before me this Subscribed and sworn to before me this 12th day of July, 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 **July 21, 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 ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"). 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

# **CORAL CREEK**

**COMMUNITY DEVELOPMENT DISTRICT**

**4B**

## RESOLUTION 2022-39

### THE ANNUAL APPROPRIATION RESOLUTION OF THE CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Coral Creek Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) 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**, at least sixty (60) days prior to the adoption of the Proposed Budget, 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 1<sup>st</sup> 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, 2023."
- 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 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.



The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. 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.

**PASSED AND ADOPTED THIS 21ST DAY OF JULY, 2022.**

**ATTEST:**

**CORAL CREEK COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2022/2023 Budget(s)

**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	
<b>REVENUES</b>					
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>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
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
<b>Wrathell, Hunt and Associates, LLC</b> (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>\$ 96,190</u>

# **CORAL CREEK**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**FUNDING AND ACQUISITION AGREEMENT BY AND BETWEEN  
CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT AND  
GREENPOINTE DEVELOPERS, LLC**

THIS AGREEMENT (“Agreement”) is made and entered into this 21st day of July, 2022 by and between:

**CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located within unincorporated Charlotte County, Florida, with a mailing address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District”); and

**GREENPOINTE DEVELOPERS, LLC**, a Delaware limited liability company, and primary owner of lands within the District, with a mailing address of 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256 (“Developer”).

**RECITALS**

**WHEREAS**, the District was established by an ordinance adopted by the Board of County Commissioners for Charlotte County, Florida (“County”), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Developer is the owner and/or developer of certain undeveloped lands located within the boundaries of the District identified in the Engineers Report (defined below, hereinafter the "Development") upon which the District's improvements have been or will be made; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, the District is anticipated to be without sufficient funds available to provide for the construction of anticipated master improvements and facilities within the Development, which are described in the *Master Engineer’s Report*, dated March 4, 2022, and attached hereto as **Exhibit A** (the “Engineer’s Report”) including construction and any design, engineering, legal, or other construction, professional, or administrative costs (collectively, the “Improvements”); and

**WHEREAS**, in order to induce the District to proceed at this time with the construction of the necessary or desired improvements, the Developer desires to provide the funds necessary to enable the District to proceed with such improvements if and when the District exhausts the funds on deposit in the construction account; and

**WHEREAS**, the District anticipates accessing the public bond market in the future to obtain financing for the construction of the Improvements as described in **Exhibit A**, and the parties agree



that, in the event that bonds are issued, the funds provided under this Agreement will be reimbursable from those bonds.

**NOW, THEREFORE,** in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**1. RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

**2. FUNDING.** Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the design, engineering, and construction of the infrastructure improvements. Developer will make such funds available on a monthly basis, within fifteen (15) days of a written request by the District. The funds shall be placed in the District's construction account with such depository as determined by the District.

**3. REPAYMENT.** The parties agree that the funds provided by Developer pursuant to this Agreement will be properly reimbursable from proceeds of the District's issuance of tax-exempt bonds. Within forty-five (45) days of receipt from time to time of sufficient funds by the District for the financing of some or all of the Improvements, the District shall reimburse Developer until full reimbursement is made or until all funds generated by the anticipated financing are exhausted, exclusive of interest, for the funds advanced under Section 2 above; provided, however, that in the event bond counsel engaged in connection with the District's issuance of bonds providing such financing determines that any such monies advanced or expenses incurred are not properly reimbursable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to reimburse such monies advanced or expenses incurred. If the District does not or cannot issue bonds to provide the funds for the Improvements within five (5) years of the date of this Agreement, and, thus does not reimburse the Developer for the funds advanced, then the parties agree that such funds shall be deemed paid in lieu of taxes, fees, or assessments which might be levied or imposed by the District.

**4. DEFAULT.** A default by either party to this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief and/or specific performance, but shall exclude, in any event, consequential, incidental, special or punitive damages.

**5. ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**6. AGREEMENT.** This Agreement shall constitute the final and complete expression of the agreement between the parties relating to the specific subject matter of this Agreement.

**7. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**8. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**9. Notices.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**A.** If to District: Coral Creek Community Development District  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attn: District Manager

With a copy to: KE Law Group, PLLC.  
P.O. Box 6386  
Tallahassee, Florida 32301  
Attn: District Counsel

**B.** If to Developer: GreenPointe Developers, LLC  
7807 Baymeadows Road East, Suite 205  
Jacksonville, Florida 32256  
Attn: Grady Miars

With a copy to: Barraco and Associates, Inc.  
2271 McGregor Boulevard  
Fort Myers, Florida 33901  
Attn: Carl Barraco

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the party he/she represents. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**10. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or

for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**11. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

**12. CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**13. EFFECTIVE DATE.** The Agreement shall be effective after execution by all parties hereto and shall remain in effect unless terminated by any of the parties hereto.

**14. PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Agreement are public records and are treated as such in accordance with Florida law and the District's Record Retention Schedule.

**15. COUNTERPARTS.** This Agreement may be executed in one or more counterparts which, when taken together, shall constitute one and the same instrument.

**IN WITNESS WHEREOF,** the Parties execute this Agreement to be effective the day and year first written above.

**CORAL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: Chairman/Vice Chairman

**GREENPOINTE DEVELOPERS, LLC,** a  
Delaware limited liability company

\_\_\_\_\_  
By Grady Miars  
Its: Vice President

**Exhibit A:**                    *Master Engineer's Report, dated March 4, 2022*

**EXHIBIT A**

# **CORAL CREEK**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Undeposited funds	\$ 25,810	\$ -	\$ -	\$ 25,810
Due from Landowner	6,569	1,012	174	7,755
Due from general fund	-	3,101	-	3,101
Total assets	<u>\$ 32,379</u>	<u>\$ 4,113</u>	<u>\$ 174</u>	<u>\$ 36,666</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 22,632	\$ 4,113	\$ 174	\$ 26,919
Due to Landowner	-	4,113	174	4,287
Due to debt service fund	3,101	-	-	3,101
Accrued wages payable	600	-	-	600
Accrued taxes payable	46	-	-	46
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>32,379</u>	<u>8,226</u>	<u>348</u>	<u>40,953</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	6,569	-	-	6,569
Total deferred inflows of resources	<u>6,569</u>	<u>-</u>	<u>-</u>	<u>6,569</u>
Fund balances:				
Restricted				
Debt service	-	(4,113)	-	(4,113)
Capital projects	-	-	(174)	(174)
Unassigned	(6,569)	-	-	(6,569)
Total fund balances	<u>(6,569)</u>	<u>(4,113)</u>	<u>(174)</u>	<u>(10,856)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 32,379</u>	<u>\$ 4,113</u>	<u>\$ 174</u>	<u>\$ 36,666</u>

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 16,709	\$ 16,709	\$ 74,515	22%
Total revenues	<u>16,709</u>	<u>16,709</u>	<u>74,515</u>	22%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	215	810	4,000	20%
Management/accounting/recording	3,750	11,250	26,250	43%
Debt service fund accounting	-	-	1,250	0%
Legal	2,217	7,592	25,000	30%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	250	0%
Telephone	16	50	200	25%
Postage	-	-	500	0%
Printing & binding	42	125	500	25%
Legal advertising	119	3,241	6,500	50%
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	210	210	100%
Total professional & administrative	<u>6,569</u>	<u>23,278</u>	<u>74,515</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	10,140	(6,569)	-	
Fund balances - beginning	(16,709)	-	-	
Fund balances - ending	<u>\$ (6,569)</u>	<u>\$ (6,569)</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 MAY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
Cost of issuance	<u>1,012</u>	<u>4,113</u>
Total debt service	<u>1,012</u>	<u>4,113</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (1,012)	 (4,113)
 Fund balances - beginning	 (3,101)	 -
Fund balances - ending	<u>\$ (4,113)</u>	<u>\$ (4,113)</u>

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

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
Capital outlay	<u>174</u>	<u>174</u>
Total expenditures	<u>174</u>	<u>174</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (174)	 (174)
 Net change in fund balances	 (174)	 (174)
Fund balances - beginning	-	-
Fund balances - ending	<u><u>\$ (174)</u></u>	<u><u>\$ (174)</u></u>

# **CORAL CREEK**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**DRAFT**

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

The Board of Supervisors of the Coral Creek Community Development District held a Public Hearing and Regular Meeting on May 19, 2022, or as soon thereafter as the matter could be heard at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

**Present at the meeting were:**

Garrison Burr	Vice Chair
Robert Nelson	Assistant Secretary
Bruce Noble	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Carl Barraco	District Engineer
Carla Durand (via telephone)	Supervisor-Elect

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:09 p.m. He stated that the Oath of Office was administered to Mr. Bruce Noble prior to the meeting.

Supervisors Burr, Nelson and Noble were present, in person. Supervisor-Elect Durand was attending via telephone. Supervisor McGowan was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Supervisors Bruce Noble and Carla Durand (the following will be provided in a separate package)**

- 39 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 40 **B. Membership, Obligations and Responsibilities**
- 41 **C. Financial Disclosure Forms**
- 42 **I. Form 1: Statement of Financial Interests**
- 43 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
- 44 **III. Form 1F: Final Statement of Financial Interests**
- 45 **D. Form 8B: Memorandum of Voting Conflict**

This item was addressed during the First Oder of Business.

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**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2021/2022 Budget**

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**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

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**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**

Mr. Adams presented Resolution 2022-37. The proposed Fiscal Year 2022 budget was unchanged since it was last presented. This is a Landowner-funded budget, with the expenses being funded and they are incurred.

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

No members of the public spoke.

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

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**On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, Resolution 2022-32, 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, was adopted.**

71 **FIFTH ORDER OF BUSINESS**

72 **Consideration of Resolution 2022-38,**  
73 **Approving the Proposed Budget for Fiscal**  
74 **Year 2022/2023 and Setting a Public**  
75 **Hearing Thereon Pursuant to Florida Law;**  
76 **Addressing Transmittal, Posting and**  
77 **Publication Requirements; Addressing**  
78 **Severability; and Providing an Effective**  
79 **Date**

80 Mr. Adams presented Resolution 2022-38. He reviewed the proposed Fiscal Year 2023  
81 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal  
82 Year 2022 budget, and explained the reasons for any changes. This is also a Landowner-funded  
83 budget.

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85 **On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor,**  
86 **Resolution 2022-38, Approving the Proposed Budget for Fiscal Year 2022/2023**  
87 **and Setting a Public Hearing Thereon Pursuant to Florida Law for July 21, 2022**  
88 **at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port**  
89 **Charlotte, Florida 33954; Addressing Transmittal, Posting and Publication**  
90 **Requirements; Addressing Severability; and Providing an Effective Date, was**  
91 **adopted.**

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94 **SIXTH ORDER OF BUSINESS****Discussion: Stormwater Needs Analysis**

95

- 96 • **Acknowledgement Letter Submittal (CDD will not own/operate any qualifying facilities**  
97 **as of June 30)**

98 Mr. Adams stated that a letter would be submitted by the June 30, 2022 due date  
99 acknowledging that the CDD will not own or operate any stormwater facilities as of June 30,  
100 2022 but the required Stormwater Needs Analysis Report will be submitted once the CDD owns  
101 such facilities.

102

103 **SEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial**  
**Statements as of March 31, 2022**

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106 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022

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**On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of Minutes**

Mr. Adams presented the following:

**A. April 21, 2022 Landowners’ Meeting**

**On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the April 21, 2022 Landowners’ Meeting Minutes, as presented, were approved.**

**B. April 21, 2022 Public Hearings and Regular Meeting**

**On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the April 21, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Ms. Kilinski stated that the bond validation hearing is scheduled for July 25, 2022.

**B. District Engineer: *Barraco & Associates, Inc.***

There was no report.

**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 at 2:00 PM, immediately following the adjournment of the Tuckers Pointe CDD meeting, scheduled to commence at 2:00 PM.**

The next meeting will be held on June 16, 2022, unless cancelled.

**TENTH ORDER OF BUSINESS**

**Public Comments**

143 No members of the public spoke.

144 **▪ Board Members' Comments/Requests**

145 **This item was an addition to the agenda.**

146 There were no Board Members' comments or requests.

147

148 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

149

150 There being nothing further to discuss, the meeting adjourned.

151

152 **On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the**  
153 **meeting adjourned at 2:17 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary

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Chair/Vice Chair

# **CORAL CREEK**

**COMMUNITY DEVELOPMENT DISTRICT**

**8C**

**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*

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

*\* 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**