

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

The Board of Supervisors of the Coral Creek Community Development District held a Regular Meeting on May 29, 2025 at 1:00 p.m., as soon thereafter as the matter could be heard, at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present:

Jim McGowan
Robert Nelson
Bruce Noble
Garrison Burr
Michael Byrd

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Jennifer Kilinski (via telephone)
Patrick Collins (via telephone)
Frank Savage
David Caplivski

District Manager
District Counsel
Kilinski | Van Wyk
District Engineer
Grau & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:30 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors [Robert Nelson - Seat 3, Bruce Noble - Seat 4, Michael Byrd - Seat 5] (the following to be provided under separate cover)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Robert Nelson, Bruce Noble and Michael Byrd. All are familiar with the following:

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

- C. Sample Form 1: Statement of Financial Interests/Instructions
- D. Form 8B – Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-01,
Canvassing and Certifying the Results of
the Landowners' Election of Supervisors
Held Pursuant to Section 190.006(2),
Florida Statutes, and Providing for an
Effective Date**

Mr. Adams presented Resolution 2025-01. The Landowners' Election results were:

Seat 3	Robert Nelson	426 votes	4-Year Term
Seat 4	Bruce Noble	426 votes	4-Year Term
Seat 5	Michael Byrd	416 votes	2-Year Term

On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-02,
Electing and Removing Officers of the
District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-02. Mr. McGowan nominated the following:

James "Jim" McGowan	Chair
Bruce Noble	Vice Chair
Charles "Robert" Nelson	Assistant Secretary
Garrison Burr	Assistant Secretary
Michael Byrd	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unchanged by this Resolution:

Chuck Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2024,
Prepared by Grau & Associates**

Mr. Caplivski presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A Board Member asked why liabilities exceeded assets by \$347,000. Mr. Caplivski stated that it is related to the bond issuance costs of issuance, which are no longer able to be capitalized; costs of issuance are now handled as an expense. The interest is capitalized.

A. Consideration of Resolution 2025-03, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, Resolution 2025-03, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-04,
Approving Proposed Budget(s) for Fiscal
Year 2026 and Setting a Public Hearing
Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Mr. Adams reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

The following changes were made to the proposed Fiscal Year 2026 budget:

“O&M Assessment per Unit”: Increase/add “Operations” budget line item(s) to effectuate an increase in the O&M Assessment from \$105.08 per unit to \$550 per unit

Page 1, "Revenues": Adjust to reflect on-roll assessments

Mr. Adams presented Resolution 2025-04 and read the title.

- **Consideration of Resolution 2025-07, Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 170, 190 AND 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date**

This item was an addition to the agenda.

It was noted that Resolution 2025-04 will not be used as a different resolution type is needed because assessments will be going on roll. Mr. Adams distributed Resolution 2025-07.

Mr. Collins read portions of Resolution 2025-07 into the record, as follows:

"RESOLUTION 2025-07, A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors ("Board") of the Coral Creek Community Development District ("District") has prior to June 15, 2025, approved proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"); and

WHEREAS, after further consideration, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget, a current copy of which is attached as Exhibit A, by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed Assessments, and desires to set the required public hearings thereon.

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

1. DECLARING ASSESSMENTS. The current form of the Proposed Budget, attached hereto as Exhibit A, is hereby approved for use in proceedings to levy and impose the Assessments. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget.

2. SETTING A PUBLIC HEARING. Pursuant to Chapters 170, 190, and 197, Florida Statutes, a public hearing on the Assessments is hereby declared and set for the following date, hour and location:

DATE: August 21, 2025

HOUR: 1:00 p.m. EST

LOCATION: Country Inn and Suites by Radisson
24244 Corporate Court

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, Resolution 2025-07, Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 170, 190 AND 197, Florida Statutes; Setting Public Hearings for August 21, 2025 at 1:30 p.m., at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954; Addressing Publication; Addressing Severability; and Providing an Effective Date; was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Adams presented Resolution 2025-05. The following change was made to the Fiscal Year 2026 Meeting Schedule:

TIME: Change "1:00" to "1:30"

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an effective Date**

Mr. Adams presented Resolution 2025-06. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

TENTH ORDER OF BUSINESS

Ratification Items:

- A. Assignment of Entrance Monument Construction Agreement**
- B. Amended Series 2024 Ancillary Bond Documents**
 - I. Amended Acquisition Agreement**
 - II. Amended Collateral Assignment and Assumption of Development Rights**
 - III. Amended Completion Agreement**
 - IV. Amended Declaration of Consent**
 - V. Amended Notice of Lien**
 - VI. Amended True-Up Agreement**

On MOTION by Mr. Burr and seconded by Mr. McGowan, with all in favor, the Assignment of Entrance Monument Construction Agreement and Amended Series 2024 Ancillary Bond Documents 10BI through 10BVI, were ratified.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2025**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2025.
The financials were accepted.

TWELFTH ORDER OF BUSINESS

Approval of Meeting Minutes

- A. August 15, 2024 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the August 15, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Burr and seconded by Mr. Noble, with all in favor, the November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk, PLLC

Ms. Kilinski reminded the Board Members of the requirement to complete four hours of ethics training by December 31, 2025 and to File Form 1 by the July 1, 2025. A legislative recap was emailed to the Board Members.

B. District Engineer: Barraco & Associates, Inc.

Mr. Savage reported that work supporting the Phase 1 construction, certification and acquisition continues.

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

- **NEXT MEETING DATE: July 17, 2025, immediately following adjournment of the Tuckers Pointe CDD meeting, scheduled to commence at 1:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on July 17, 2025, unless canceled.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Member' comments or requests.

FIFTEENTH ORDER OF BUSINESS

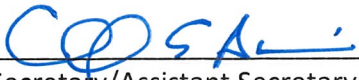
Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the meeting adjourned at 2:02 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair