

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

The Board of Supervisors of the Coral Creek Community Development District held Public Hearings and a Regular Meeting on August 21, 2025 as soon after 1:30 p.m., as the matter could be heard, at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

**Present:**

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

**Also present:**

Chuck Adams	District Manager
Patrick Collins (via telephone)	District Counsel
Jeff Wasko	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:24 p.m. Supervisors McGowan, Nelson, Noble and Burr were present. Supervisor Byrd was not present at roll call.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2025/2026 Budget**

- A. **Proof/Affidavit of Publication**
- B. **Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending**

**September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-07. He 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.

Mr. Collins stated the following change was made this morning and is not reflected in the budget in the agenda package. The change is as follows:

Page 6, Off-Roll Assessments chart: The assessments reflected for the 1,204 residential units will now be funded via a Landowner contribution instead of being collected off roll. This is being done to comply with the noticing requirements.

Mr. Collins stated this accounts for the undeveloped land. Mr. Adams stated that the Revenues section on Page 1 is being adjusted accordingly to reflect the Landowner contribution and off-roll assessments.

**Mr. Byrd joined the meeting in person.**

Discussion ensued regarding how debt service payments will be handled at the closings.

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

No affected property owners or members of the public spoke.

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

**On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law**

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

- C. **Consideration of Resolution 2025-09, Making A Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-09.

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

No affected property owners or members of the public spoke.

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

**On MOTION by Mr. Burr and seconded by Mr. Byrd, with all in favor, Resolution 2025-09, Making A Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2026 budget Deficit Funding Agreement**

Mr. Adams presented the Fiscal Year 2026 budget Deficit Funding Agreement.

**On MOTION by Mr. Burr and seconded by Mr. Noble, with all in favor, the Fiscal Year 2026 budget Deficit Funding Agreement, were approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Special Districts Performance Measures and Standards Reporting FY2026**

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

**On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

- **Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting**

Mr. Adams noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

**On MOTION by Mr. Burr and seconded by Mr. Noble, with all in favor, authorizing the Chair to approve the findings related to the 2025 Special Districts Performance Measures and Standards Reporting, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Construction Funding Agreement [Turnleaf Traffic Signalization]**

Mr. Adams presented the Construction Funding Agreement for the Turnleaf Traffic Signalization. Mr. Collins believes the final approval submittals for the traffic signalization project are still pending. Although the ratification items listed below might not be ready, he thinks it is worthwhile to approve and execute this Agreement today. The intent is for the Agreements for construction of the traffic signal to be assigned to the CDD but it will still be funded via a Developer contribution.

**On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the Construction Funding Agreement for the Turnleaf Traffic Signalization, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Ratification Items:**

- A. Agreement for Construction Contract - Turnleaf Traffic Signalization**
- B. Assignment of Contract Agreement - Traffic Signalization Project**

These items were deferred.

**NINTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2025.

The financials were accepted.

**TENTH ORDER OF BUSINESS**

**Approval of May 29, 2025 Regular Meeting Minutes**

Line 56: Change "Byrrd" to "Byrd"

**On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the May 29, 2025 Regular Meeting Minutes, as amended, were approved.**

**Staff Reports**

The “Order of Business” number was missing from this agenda item. Going forward, “Staff Reports” will have an Order of Business number assigned to it.

**A. District Counsel: Kilinski | Van Wyk, PLLC**

Mr. Collins reminded the Board Members to File Form 1 if they have not already done so and to complete the required four hours of ethics training by December 31, 2025.

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

Mr. Wasko asked if, in terms of the Engineer’s Report, now is the time to look at anything related to the future development areas. It was noted that it is tabled for now.

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

- **0 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: September 18, 2025, immediately following adjournment of the Tuckers Pointe CDD meeting, scheduled to commence at 1:00 PM**
  - **QUORUM CHECK**

**ELEVENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Member’ comments or requests.

**TWELFTH ORDER OF BUSINESS**

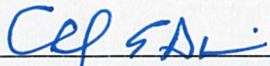
**Public Comments**


No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Burr and seconded by Mr. Byrd, with all in favor, the meeting adjourned at 1:40 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair