

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

The Board of Supervisors of the Coral Creek Community Development District held a Regular Meeting on January 18, 2024 at 2:00 p.m., or as soon thereafter as the matter may be heard, at the Englewood Charlotte Public Library, 3450 North Access Road, Englewood, Florida 34224.

Present at the meeting were:

Jim McGowan	Chair
Robert Nelson	Vice Chair
Bruce Noble	Assistant Secretary
Carla Durand (via telephone)	Assistant Secretary
Garrison Burr	Assistant Secretary

Also present:

Chuck Adams	District Manager
Lauren Gentry (via telephone)	District Counsel
Molly Maggiano (via telephone)	Kilinski Van Wyk, PLLC
Frank Savage	District Engineer
Tim Bramwell	Bond Counsel
Ian Bacheikov	Akerman LLP

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:25 p.m.

Supervisors McGowan, Nelson and Burr were present. Supervisor Durand attended via telephone. Supervisor Noble was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-03, Authorizing the District Engineer, or Another Individual Designated by the Board Of Supervisors, to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining any and all Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2024-03.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2024-03, Authorizing the District Engineer, or Another Individual Designated by the Board Of Supervisors, to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining any and all Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating a Date, Time, and Location for a Landowners’ Meeting; Providing for Publication; Providing for an Effective Date

Mr. Adams presented Resolution 2024-04.

On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, Resolution 2024-04, Designating a Date, Time, and Location of November 5, 2024 at 10:00 a.m., at the Englewood Charlotte Public Library, 3450 North Access Road, Englewood, Florida 34224, for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Ratification of Construction Funding Agreement

Mr. Adams presented the Construction Funding Agreement previously executed by the Chair.

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the Construction Funding Agreement, was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Assignment of Construction Agreement

Mr. Adams presented the Assignment of Construction Funding Agreement previously executed by the Chair.

On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the Assignment of the Construction Funding Agreement, was ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2023

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2023. Some Landowner contributions were received totaling approximately 10% of annual revenue; approximately 20% of annual revenue has been expensed against the "Engineering" line item. A

deficit of approximately \$16,000 in the General Fund indicates that another funding request should be forthcoming, if not already submitted and received.

Mr. Adams stated the Debt Service Fund and the Capital Projects Fund currently have negative balances due to payment of deferred costs; it is expected that bonds will be issued soon.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of November 16, 2023 Regular Meeting Minutes

Mr. Adams presented the November 16, 2023 Regular Meeting Minutes.

The following change was made:

Line 21: Delete "(via telephone)"

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the November 16, 2023 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski|Van Wyk, PLLC

- **Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**

Ms. Maggiano reminded the Supervisors about the opportunities to complete the ethics training requirement. She noted that the mandatory annual filing of Form 1 must now be done electronically. The Memorandum in the agenda includes links for both filing Form 1 and the Florida Commission on Ethics training modules.

Mr. Adams noted that Form 6, which has been discussed in the news recently does not apply to CDD Board Members.

Mr. Noble arrived at the meeting at 2:33 p.m.

B. District Engineer: Barraco and Associates, Inc.

Mr. Savage recalled that Supplement #1 to the Master Engineer’s Report was approved in substantial form at the last meeting. He stated all the edits were made and the Engineer’s Report now reflects all revisions requested. A signed and sealed original will be provided to District Management, as well as a digital copy to be distributed to the Board.

Asked if the acreage reflected in the Engineer’s Report is the acreage on the plat, Mr. Savage stated the acreage in the Engineer’s Report is a little distinct from what it was and also from the plat. The new project acreage of 174.74 acres reflects the removal of the easements from the project acreage. Staff verified that those easement areas are both necessary for the CDD’s Phase I project and that they are not encumbering any anticipated future development.

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

- **NEXT MEETING DATE: February 15, 2024, immediately following adjournment of the Tuckers Pointe CDD meeting, scheduled to commence at 2:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on February 15, 2024, unless cancelled.

TENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

A Board Member asked if, at the time of bond issuance, reimbursements can be processed for the Developer’s right-of-way. Mr. Adams replied affirmatively.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

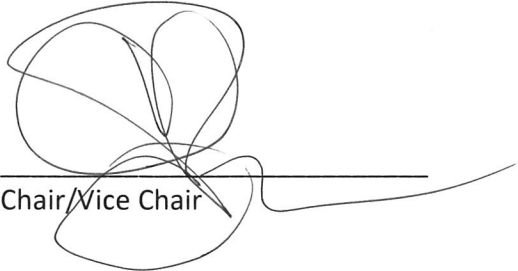
TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the meeting adjourned at 2:36 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair