

**MINUTES OF MEETING
CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Coral Bay of Lee County Community Development District held a Regular Meeting on April 27, 2023 at 10:00 a.m., at the office of Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

Present at the meeting were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Ted Gadoury (via telephone)	Assistant Secretary
Charles Quarles	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
James Ratz	Forestar (USA) Real Estate Group Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:04 a.m. Supervisors Moulton, Cotter and Quarles were present. Supervisor Gadoury attended via telephone. Supervisor Hermanson 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 Supervisor Charles Quarles (the following will be provided in a separate package)

Mr. Adams stated that the Oath of Office was administered to Mr. Charles Quarles before the meeting. Mr. Quarles is already familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. 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
- E. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Supervisor Matthew Hermanson, SEAT 3 (Term Expires November 2024)

Mr. Adams presented Mr. Matthew Hermanson’s resignation.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the resignation of Mr. Matthew Hermanson, was accepted.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3

- **Administer Oath of Office to Newly Appointed Supervisor**

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2023-01.

Chair	Christian Cotter
Vice Chair	Mary Moulton
Assistant Secretary	Ted Gadoury
Assistant Secretary	Christopher Quarles
Assistant Secretary	Vacant
Assistant Secretary	Craig Wrathell

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Ratification of Acquisition of Stormwater Improvements and Work Product

Mr. Adams presented the Agreement for Acquisition for Stormwater Improvements and Work Product.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Acquisition of Stormwater Improvements and Work Product, was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

On MOTION by Mr. Cotter and seconded by Mr. Quarles, with all in favor, Resolution 2023-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Amending the General Fund Portion of the Budget for Fiscal Year 2023; and Providing for an Effective Date

Mr. Adams presented Resolution 2023-03. Due to the issuance of bonds, it is necessary to amend the Fiscal Year 2023 budget to add the Debt Service portion; there were no changes to the General Fund.

The following change was made to Resolution 2023-03:

Title and where necessary: Change "General Fund" to "Debt Service Fund"

On MOTION by Mr. Cotter and seconded by Mr. Quarles, with all in favor, Resolution 2023-03, as amended, Amending the General Fund Portion of the Budget for Fiscal Year 2023; and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 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 presented Resolution 2023-04. He reviewed the proposed Fiscal Year 2024 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

On MOTION by Mr. Cotter and seconded by Mr. Quarles, with all in favor, Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 24, 2024 at 10:00 a.m., at the office of Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

- **Consideration of Retention and Fee Agreement**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, engagement of Jere Earlywine/Kutak Rock LLP for District Counsel Services, was ratified and the Kutak Rock LLP Retention and Fee Agreement, was ratified.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of June 23, 2022 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the June 23, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that preparations are underway for final certification and turnover of utilities. A restated Bill of Sale and updated legal description are necessary to include sliver tracts where utility pipes extended beyond the specified plat.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, authorizing Staff to prepare the final utilities package, with an updated legal description to include additional sliver tracts where utilities carried over, and finalize the utilities transfer/turnover, was approved.

B. District Engineer: Banks Engineering, Inc.

There was no report.

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

- **0 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: May 25, 2023 at 10:00 AM**
 - **QUORUM CHECK**

The next meeting will be on May 25, 2023, unless cancelled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Mr. Quarles, with all in favor, the meeting adjourned at 10:18 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair