

CORAL BAY OF LEE COUNTY

**COMMUNITY DEVELOPMENT
DISTRICT**

August 24, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARINGS AND
REGULAR MEETING
AGENDA**

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

**AGENDA
LETTER**

Coral Bay of Lee County 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

August 17, 2023

Board of Supervisors

Coral Bay of Lee County Community Development District

Dear Board Members:

The Board of Supervisors of the Coral Bay of Lee County Community Development District will hold Public Hearings and a Regular Meeting on August 24, 2023 at 10:00 a.m., at the office of Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 3
 - Administration of Oath of Office to Appointed Supervisor (*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. Consideration of Resolution 2023-05, Designating Certain Officers of the District, and Providing for an Effective Date
5. Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

ATTENDEES:

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

6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2023-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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
7. Consideration of Resolution 2023-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
8. Ratification of Amended & Restated Acquisition and Conveyance of Utilities Improvements
9. Acceptance of Unaudited Financial Statements as of July 31, 2023
10. Approval of April 27, 2023 Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Banks Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 28, 2023 at 10:00 AM

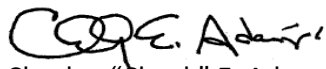
- QUORUM CHECK

SEAT 1	CHRISTIAN COTTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MARY MOULTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	TED GADOURY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CHARLES QUARLES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

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

Sincerely,



Chesley "Chuck" 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 BAY OF LEE
COUNTY
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Coral Bay of Lee County Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

 Craig Wrathell is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of August, 2023.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

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

5A

The News-Press
media group
news-press.com A GANNETT COMPANY

CORAL BAY OF LEE COUNTY CDD
2300 GLADES RD #410W
BOCA RATON, FL 33431

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

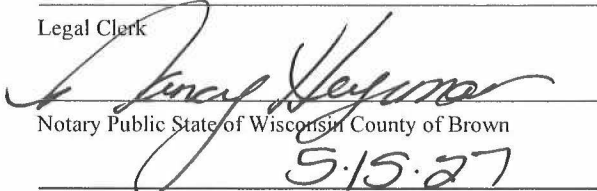
In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

8/2/2023, 8/9/2023

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never 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.

Sworn to and Subscribed before me this 9th of August, 2023

Legal Clerk


Notary Public State of Wisconsin County of Brown

My commission expires

Publication Cost: \$1,810.00
Ad No: GC11090725
Customer No: 0000003511
PO#: FY24 ASSESSMENT & BUDGET HEARING
THIS IS NOT AN INVOICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Coral Bay of Lee County Community Development District ("District") will hold the following two public hearings and a regular meeting on **Thursday, August 24, 2023, at 10:00 a.m., and at the office of Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966.** The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Annual O&M Assessment(1)
Residential Unit	199	\$177.35
Unplatted Lands	165.36	\$341.06

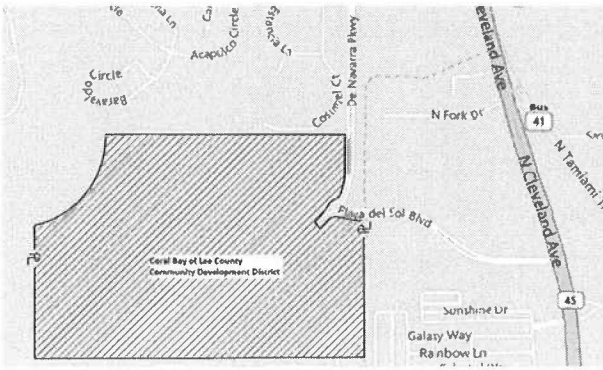
(1) Annual O&M Assessment include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations 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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.



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

5B

RESOLUTION 2023-06

[FY 2024 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Coral Bay of Lee County Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) 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 1st 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 BAY OF LEE COUNTY 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 Bay of Lee County Community Development District for the Fiscal Year Ending September 30, 2024."
- 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 2023/2024, 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 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 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 24TH DAY OF AUGUST, 2023.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget(s)

Exhibit A: Fiscal Year 2023/2024 Budget(s)

**CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2022	3
Amortization Schedule - Series 2022	4 - 5
Assessment Summary	6

**CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					\$ 35,293
Allowable discounts (4%)					(1,412)
Assessment levy: on-roll - net	\$ -	\$ -	\$ -	\$ -	33,881
Assessment levy: off-roll	-	-	-	-	53,075
Landowner contribution	\$ 96,290	35,568	64,719	100,287	-
Total revenues	<u>96,290</u>	<u>35,568</u>	<u>64,719</u>	<u>100,287</u>	<u>86,956</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	618	10,000	10,618	15,000
Engineering	2,000	-	2,000	2,000	2,000
Audit*	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	4,500	-	4,500	4,500	4,500
Telephone	200	100	100	200	200
Postage	500	39	461	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	-	1,500	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	36	464	500	500
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	-	210	210	210
Property appraiser and tax collector	-	-	-	-	665
Total expenditures	<u>96,290</u>	<u>32,398</u>	<u>49,985</u>	<u>82,383</u>	<u>86,955</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	3,170	14,734	17,904	1
Fund balance - beginning (unaudited)	-	(17,904)	(14,734)	(17,904)	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (14,734)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1</u>

**CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (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.</p>	
Legal	15,000
<p>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.</p>	
Engineering	2,000
<p>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.</p>	
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,000
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>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.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser and tax collector	665
Total expenditures	<u><u>\$ 86,955</u></u>

**CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	
REVENUES				
Assessment levy: on-roll	\$ -			\$ 281,300
Allowable discounts (4%)	-			(11,252)
Net assessment levy - on-roll	-	\$ -	\$ -	270,048
Assessment levy: off-roll	-	132,211	77,088	-
Lot closings	-	55,123	-	-
Interest	-	2,286	-	-
Total revenues	-	189,620	77,088	270,048
EXPENDITURES				
Debt service				
Principal	-	-	55,000	60,000
Interest	-	19,612	103,831	205,256
Cost of issuance	-	6,656	-	-
Total expenditures	-	26,268	158,831	265,256
Excess/(deficiency) of revenues over/(under) expenditures	-	163,352	(81,743)	4,792
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(382)	-	-
Total other financing sources/(uses)	-	(382)	-	-
Net increase/(decrease) in fund balance	-	162,970	(81,743)	4,792
Fund balance:				
Beginning fund balance (unaudited)	-	151,913	314,883	233,140
Ending fund balance (projected)	\$ -	\$ 314,883	\$ 233,140	\$ 237,932
Use of fund balance:				
Debt service reserve account balance (required)				(132,211)
Interest expense - November 1, 2024				(101,316)
Projected fund balance surplus/(deficit) as of September 30, 2024				\$ 4,405

**CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			102,628.13	102,628.13	3,790,000.00
05/01/24	60,000.00	4.375%	102,628.13	162,628.13	3,730,000.00
11/01/24			101,315.63	101,315.63	3,730,000.00
05/01/25	60,000.00	4.375%	101,315.63	161,315.63	3,670,000.00
11/01/25			100,003.13	100,003.13	3,670,000.00
05/01/26	65,000.00	4.375%	100,003.13	165,003.13	3,605,000.00
11/01/26			98,581.25	98,581.25	3,605,000.00
05/01/27	65,000.00	4.375%	98,581.25	163,581.25	3,540,000.00
11/01/27			97,159.38	97,159.38	3,540,000.00
05/01/28	70,000.00	4.750%	97,159.38	167,159.38	3,470,000.00
11/01/28			95,496.88	95,496.88	3,470,000.00
05/01/29	75,000.00	4.750%	95,496.88	170,496.88	3,395,000.00
11/01/29			93,715.63	93,715.63	3,395,000.00
05/01/30	75,000.00	4.750%	93,715.63	168,715.63	3,320,000.00
11/01/30			91,934.38	91,934.38	3,320,000.00
05/01/31	80,000.00	4.750%	91,934.38	171,934.38	3,240,000.00
11/01/31			90,034.38	90,034.38	3,240,000.00
05/01/32	85,000.00	4.750%	90,034.38	175,034.38	3,155,000.00
11/01/32			88,015.63	88,015.63	3,155,000.00
05/01/33	90,000.00	5.500%	88,015.63	178,015.63	3,065,000.00
11/01/33			85,540.63	85,540.63	3,065,000.00
05/01/34	95,000.00	5.500%	85,540.63	180,540.63	2,970,000.00
11/01/34			82,928.13	82,928.13	2,970,000.00
05/01/35	100,000.00	5.500%	82,928.13	182,928.13	2,870,000.00
11/01/35			80,178.13	80,178.13	2,870,000.00
05/01/36	105,000.00	5.500%	80,178.13	185,178.13	2,765,000.00
11/01/36			77,290.63	77,290.63	2,765,000.00
05/01/37	110,000.00	5.500%	77,290.63	187,290.63	2,655,000.00
11/01/37			74,265.63	74,265.63	2,655,000.00
05/01/38	115,000.00	5.500%	74,265.63	189,265.63	2,540,000.00
11/01/38			71,103.13	71,103.13	2,540,000.00
05/01/39	125,000.00	5.500%	71,103.13	196,103.13	2,415,000.00
11/01/39			67,665.63	67,665.63	2,415,000.00
05/01/40	130,000.00	5.500%	67,665.63	197,665.63	2,285,000.00
11/01/40			64,090.63	64,090.63	2,285,000.00
05/01/41	135,000.00	5.500%	64,090.63	199,090.63	2,150,000.00
11/01/41			60,378.13	60,378.13	2,150,000.00
05/01/42	145,000.00	5.500%	60,378.13	205,378.13	2,005,000.00
11/01/42			56,390.63	56,390.63	2,005,000.00
05/01/43	155,000.00	5.625%	56,390.63	211,390.63	1,850,000.00
11/01/43			52,031.25	52,031.25	1,850,000.00
05/01/44	165,000.00	5.625%	52,031.25	217,031.25	1,685,000.00
11/01/44			47,390.63	47,390.63	1,685,000.00
05/01/45	170,000.00	5.625%	47,390.63	217,390.63	1,515,000.00
11/01/45			42,609.38	42,609.38	1,515,000.00
05/01/46	180,000.00	5.625%	42,609.38	222,609.38	1,335,000.00
11/01/46			37,546.88	37,546.88	1,335,000.00
05/01/47	190,000.00	5.625%	37,546.88	227,546.88	1,145,000.00

11/01/47			32,203.13	32,203.13	1,145,000.00
05/01/48	205,000.00	5.625%	32,203.13	237,203.13	940,000.00
11/01/48			26,437.50	26,437.50	940,000.00
05/01/49	215,000.00	5.625%	26,437.50	241,437.50	725,000.00
11/01/49			20,390.63	20,390.63	725,000.00
05/01/50	230,000.00	5.625%	20,390.63	250,390.63	495,000.00
11/01/50			13,921.88	13,921.88	495,000.00
05/01/51	240,000.00	5.625%	13,921.88	253,921.88	255,000.00
11/01/51			7,171.88	7,171.88	255,000.00
05/01/52	255,000.00	5.625%	7,171.88	262,171.88	-
Total	3,790,000.00		3,916,837.76	7,706,837.76	

**CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-roll Assessments					
----------------------------	--	--	--	--	--

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
Assessment Area One					
SF 40'	71	\$ 177.35	\$ 1,190.69	\$ 1,368.04	\$ 1,119.25
SF 50'	107	177.35	1,488.36	1,665.71	1,399.06
SF 60'	21	177.35	1,786.03	1,963.38	1,678.87
Total	199				

Off-Roll Assessments					
-----------------------------	--	--	--	--	--

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
Future Assessment Areas					
SF 40'	83	\$ 166.91	\$ -	\$ 166.91	n/a
SF 50'	158	166.91	-	166.91	n/a
SF 60'	77	166.91	-	166.91	n/a
Total	318				

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

6A

The News-Press
media group
news-press.com A GANNETT COMPANY

CORAL BAY OF LEE COUNTY CDD
2300 GLADES RD #410W
BOCA RATON, FL 33431

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

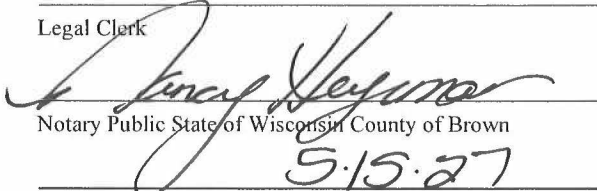
In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

8/2/2023, 8/9/2023

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never 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.

Sworn to and Subscribed before me this 9th of August, 2023

Legal Clerk


Notary Public State of Wisconsin County of Brown

My commission expires

Publication Cost: \$1,810.00
Ad No: GC11090725
Customer No: 0000003511
PO#: FY24 ASSESSMENT & BUDGET HEARING
THIS IS NOT AN INVOICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Coral Bay of Lee County Community Development District ("District") will hold the following two public hearings and a regular meeting on **Thursday, August 24, 2023, at 10:00 a.m., and at the office of Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966.** The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Annual O&M Assessment(1)
Residential Unit	199	\$177.35
Unplatted Lands	165.36	\$341.06

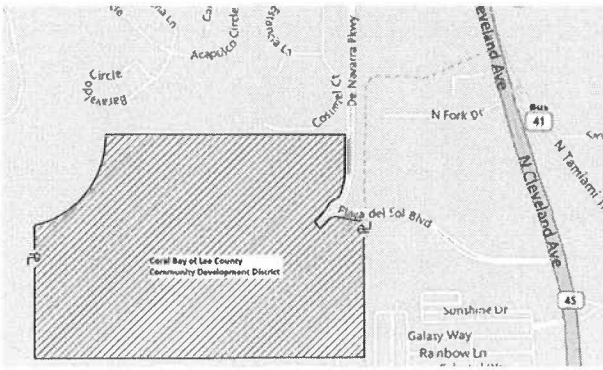
(1) Annual O&M Assessment include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations 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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.



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

6B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

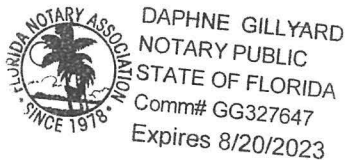
BEFORE ME, the undersigned authority, this day personally appeared Jonah Reuther, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Jonah Reuther, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Coral Bay of Lee County Community Development District ("District").
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on July 28, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Jonah Reuther, Financial Analyst

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 28th day of July 2023, by Jonah Reuther, for Wrathell, Hunt & Associates LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



NOTARY PUBLIC


Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Mailed Notice
EXHIBIT B: List of Addresses

EXHIBIT A

**Coral Bay of Lee County
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**

THIS IS NOT A BILL – DO NOT PAY

July 28, 2023

VIA FIRST CLASS MAIL

D R HORTON INC
10545 BEN C PRATT 6 MILE CYPRESS PKWY #200
FORT MYERS, FL 33966

PARCEL ID: *See Exhibit B.*

RE: Coral Bay of Lee County Community Development District
Fiscal Year 2023/2024 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Coral Bay of Lee County Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Thursday, August 24, 2023, at 10:00 a.m., and at the Office of Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966.** The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A.**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations 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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per unit basis. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	Total # of Units / Acres	Annual O&M Assessment(1)
Residential Unit	199	\$177.35
Unplatted Lands	165.36	\$341.06

(1) Annual O&M Assessment include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$91,689.95** in gross revenue.

EXHIBIT B

Parcel List

28-43-24-L2-01000.0040	28-43-24-L2-01000.3290
28-43-24-L2-01000.0050	28-43-24-L2-01000.3300
28-43-24-L2-01000.0060	28-43-24-L2-01000.3310
28-43-24-L2-01000.0070	28-43-24-L2-01000.3320
28-43-24-L2-01000.0080	28-43-24-L2-01000.3330
28-43-24-L2-01000.0280	28-43-24-L2-01000.3340
28-43-24-L2-01000.0290	28-43-24-L2-01000.3350
28-43-24-L2-01000.0300	28-43-24-L2-01000.3360
28-43-24-L2-01000.0310	28-43-24-L2-01000.3370
28-43-24-L2-01000.0320	28-43-24-L2-01000.3380
28-43-24-L2-01000.0330	28-43-24-L2-01000.3390
28-43-24-L2-01000.0340	28-43-24-L2-01000.3400
28-43-24-L2-01000.0350	28-43-24-L2-01000.3410
28-43-24-L2-01000.0360	28-43-24-L2-01000.3420
28-43-24-L2-01000.0370	28-43-24-L2-01000.3430
28-43-24-L2-01000.0380	28-43-24-L2-01000.3440
28-43-24-L2-01000.0390	28-43-24-L2-01000.3450
28-43-24-L2-01000.0400	28-43-24-L2-01000.3460
28-43-24-L2-01000.0410	28-43-24-L2-01000.3470
28-43-24-L2-01000.0420	28-43-24-L2-01000.3480
28-43-24-L2-01000.0430	28-43-24-L2-01000.3490
28-43-24-L2-01000.0440	28-43-24-L2-01000.3500
28-43-24-L2-01000.0450	28-43-24-L2-01000.3510
28-43-24-L2-01000.0460	28-43-24-L2-01000.3520
28-43-24-L2-01000.0470	28-43-24-L2-01000.3530
28-43-24-L2-01000.0480	28-43-24-L2-01000.3540
28-43-24-L2-01000.0490	28-43-24-L2-01000.3550
28-43-24-L2-01000.3280	28-43-24-L2-01000.3560

**Coral Bay of Lee County
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**

THIS IS NOT A BILL – DO NOT PAY

July 28, 2023

VIA FIRST CLASS MAIL

FORESTAR USA REAL ESTATE GROUP
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006

PARCEL ID: *See Exhibit B.*

RE: Coral Bay of Lee County Community Development District
Fiscal Year 2023/2024 Budget and O&M Assessments

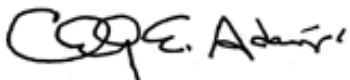
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Coral Bay of Lee County Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **Thursday, August 24, 2023, at 10:00 a.m., and at the Office of Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966.** The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A.**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations 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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per unit basis. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	Total # of Units / Acres	Annual O&M Assessment(1)
Residential Unit	199	\$177.35
Unplatted Lands	165.36	\$341.06

(1) Annual O&M Assessment include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$91,689.95** in gross revenue.

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

6C

RESOLUTION 2023-07

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; 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.

WHEREAS, the Coral Bay of Lee County Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the

assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i.** Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2023/2024.
 - ii.** Debt service assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial,

deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 24th day of August, 2023.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

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

7

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Coral Bay of Lee County Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of August, 2023.

ATTEST:

CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>office of Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 26, 2023	Regular Meeting	10:00 AM
December 28, 2023	Regular Meeting	10:00 AM
January 25, 2024	Regular Meeting	10:00 AM
February 22, 2024	Regular Meeting	10:00 AM
March 28, 2024	Regular Meeting	10:00 AM
April 25, 2024	Regular Meeting	10:00 AM
May 23, 2024	Regular Meeting	10:00 AM
June 27, 2024	Regular Meeting	10:00 AM
July 25, 2024	Regular Meeting	10:00 AM
August 22, 2024	Regular Meeting	10:00 AM
September 26, 2024	Regular Meeting	10:00 AM

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

8

AMENDED & RESTATED EXHIBIT A*
Description of Coral Bay Utilities Improvements

All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon Tracts R-1, R-2, R-3, R-4 and R-5 (Roadways), Tract LS-1 (Lift Station) and the Public Utility Easements, identified in the plat known as Coral Bay, recorded at Instrument #2022000234797 of the Public Records of Lee County, Florida, and those areas identified in **Exhibit B** attached hereto.

Improvement	Total Amount	Amount Paid to Date	Retainage to Date
Utilities	\$1,634,640.39	\$1,471,176.35	\$163,464.04


***AMENDED & RESTATED MAY 2023:**

Subsequent to the acquisition of the Coral Bay Utilities Improvements, it was discovered that the description above inadvertently omitted the wastewater lines and potable water lines located within the Utility Easements identified in **Exhibit B** attached hereto. The above-referenced costs included these improvements and no changes are needed to the amounts.

The Developer, District and District Engineer acknowledge and agree that these improvements were intended to be conveyed to the District. The effectiveness of the acquisition of these improvements shall be effective as of the date of the original *Bill of Sale and Limited Assignment [Coral Bay Utilities Improvements]*, effective September 20, 2022. The parties further agree that the original acquisition documents be updated to include this Amended & Restated Exhibit A.

FORESTAR (USA) REAL ESTATE GROUP, INC.
DEVELOPER

CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT
DISTRICT

By: 
 Its: **James D. Allen**
Executive Vice President & CFO

[SIGNATURE ON FOLLOWING PAGE]
 By: _____
 Its: _____

BEI ENGINEERING GROUP, INC.
~~**BANKS ENGINEERING, INC.**~~
 DISTRICT ENGINEER

[SIGNATURE ON FOLLOWING PAGES]
 By: _____
 Its: _____

AMENDED & RESTATED EXHIBIT A*
Description of Coral Bay Utilities Improvements

All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon Tracts R-1, R-2, R-3, R-4 and R-5 (Roadways), Tract LS-1 (Lift Station) and the Public Utility Easements, identified in the plat known as Coral Bay, recorded at Instrument #2022000234797 of the Public Records of Lee County, Florida, and those areas identified in **Exhibit B** attached hereto.

Improvement	Total Amount	Amount Paid to Date	Retainage to Date
Utilities	\$1,634,640.39	\$1,471,176.35	\$163,464.04

***AMENDED & RESTATED MAY 2023:**

Subsequent to the acquisition of the Coral Bay Utilities Improvements, it was discovered that the description above inadvertently omitted the wastewater lines and potable water lines located within the Utility Easements identified in **Exhibit B** attached hereto. The above-referenced costs included these improvements and no changes are needed to the amounts.

The Developer, District and District Engineer acknowledge and agree that these improvements were intended to be conveyed to the District. The effectiveness of the acquisition of these improvements shall be effective as of the date of the original *Bill of Sale and Limited Assignment [Coral Bay Utilities Improvements]*, effective September 20, 2022. The parties further agree that the original acquisition documents be updated to include this Amended & Restated Exhibit A.

FORESTAR (USA) REAL ESTATE GROUP INC.
 DEVELOPER

CORAL BAY OF LEE COUNTY
 COMMUNITY DEVELOPMENT DISTRICT
 DISTRICT

[SIGNATURE ON PRIOR PAGE] _____

By: _____
 Its: _____



By: Christian Cotter
 Its: Chair

BEI ENGINEERING GROUP, INC.
~~BANKS ENGINEERING, INC.~~
 DISTRICT ENGINEER

[SIGNATURE ON FOLLOWING PAGE] _____

By: _____
 Its: _____

AMENDED & RESTATED EXHIBIT A*
Description of Coral Bay Utilities Improvements

All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon Tracts R-1, R-2, R-3, R-4 and R-5 (Roadways), Tract LS-1 (Lift Station) and the Public Utility Easements, identified in the plat known as Coral Bay, recorded at Instrument #2022000234797 of the Public Records of Lee County, Florida, and those areas identified in **Exhibit B** attached hereto.

Improvement	Total Amount	Amount Paid to Date	Retainage to Date
Utilities	\$1,634,640.39	\$1,471,176.35	\$163,464.04

***AMENDED & RESTATED MAY 2023:**

Subsequent to the acquisition of the Coral Bay Utilities Improvements, it was discovered that the description above inadvertently omitted the wastewater lines and potable water lines located within the Utility Easements identified in **Exhibit B** attached hereto. The above-referenced costs included these improvements and no changes are needed to the amounts.

The Developer, District and District Engineer acknowledge and agree that these improvements were intended to be conveyed to the District. The effectiveness of the acquisition of these improvements shall be effective as of the date of the original *Bill of Sale and Limited Assignment [Coral Bay Utilities Improvements]*, effective September 20, 2022. The parties further agree that the original acquisition documents be updated to include this Amended & Restated Exhibit A.

FORESTAR (USA) REAL ESTATE GROUP, INC.
 DEVELOPER

CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT
 DISTRICT

[SIGNATURE ON PRIOR PAGES]

[SIGNATURE ON PRIOR PAGES]

By: _____

By: _____

Its: _____

Its: _____

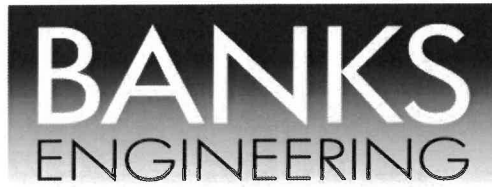
BEI ENGINEERING GROUP, INC.
 DISTRICT ENGINEER



By: David R Underhill Jr

Its: VP

EXHIBIT B



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA.

A TRACT OF PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE , LYING IN SECTION 28 TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING A PORTION OF TRACT "FD-2", CORAL BAY, DULEY RECORDED AS INSTRUMENT NUMBER 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 316 OF SAID CORAL BAY; THENCE S 00°31'11" E ALONG THE WEST LINE OF STAR CORAL DRIVE, TRACT "R-5" FOR 50.00 FEET; THENCE S 89°44'52" W LEAVING SAID WEST LINE FOR 64.72 FEET; THENCE N 00°15'08" W FOR 50.00 FEET; THENCE N 89°44'52" E FOR 64.49 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 3,230 SQUARE FEET MORE OR LESS.

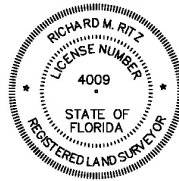
BEARINGS ARE BASED ON THE RECORD PLAT OF CORAL BAY, DULY RECORDED, AS INSTRUMENT NUMBER 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE OF TRACT "R-5" BEARS S 00°31'11"E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

DESCRIPTION PREPARED: APRIL 28, 2023.

A handwritten signature in cursive script that reads "Richard M. Ritz".

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 05-01-23

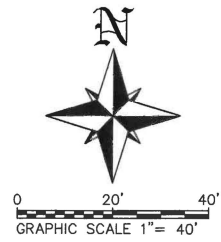


SHEET 1 OF 2

• SERVING THE STATE OF FLORIDA •

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



TRACT "FD-2"

316

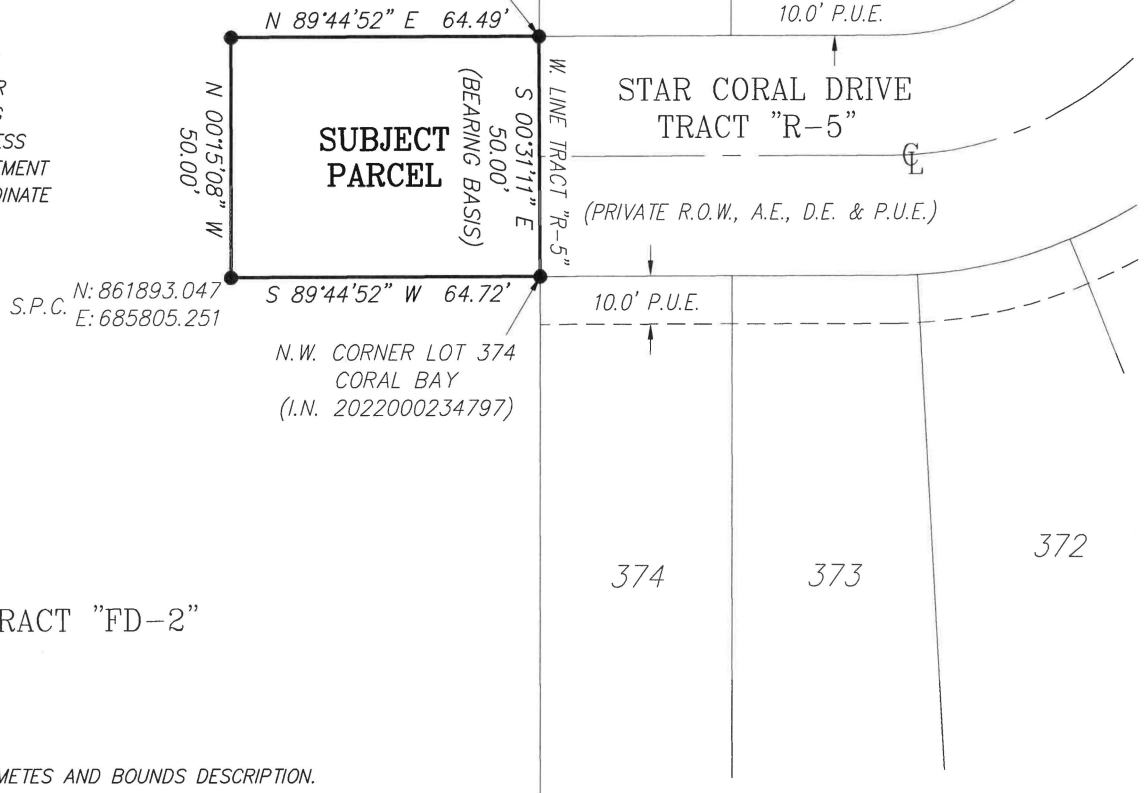
317

P.O.B.

S.W. CORNER LOT 316
CORAL BAY
(I.N. 2022000234797)
N: 861943.330
S.P.C. E: 685869.519

LEGEND

- R.O.W. RIGHT-OF-WAY
- A.E. ACCESS EASEMENT
- LB LICENSED BUSINESS
- D.E. DRAINAGE EASEMENT
- I.N. INSTRUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- EB ENGINEERING BUSINESS
- P.U.E. PUBLIC UTILITY EASEMENT
- S.P.C. STATE PLANE COORDINATE (WEST ZONE)



TRACT "FD-2"

NOTES:

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

PARCEL CONTAINS 3,230 SQUARE FEET MORE OR LESS.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

ALL LOTS, TRACTS AND EASEMENTS SHOWN ARE PART OF THE RECORDED PLAT OF CORAL BAY, I.N. 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.

BEARINGS ARE BASED ON THE RECORD PLAT OF CORAL BAY, DULY RECORDED, AS I.N. 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE OF TRACT "R-5" BEARS S 00°31'11"E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

Richard M. Ritz

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009



PREPARED APRIL 28, 2023

*****THIS IS NOT A SURVEY*****

BANKS ENGINEERING

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-5490 FAX (239)939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

SKETCH TO ACCOMPANY DESCRIPTION
UTILITY EASEMENT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04-28-23	3084DR	UT-TRNO-ESMT		DRB	RMR	1"=40'	2	2	28-43-24



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA.

A TRACT OF PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE , LYING IN SECTION 28 TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING A PORTION OF TRACT "FD-2", CORAL BAY, DULEY RECORDED AS INSTRUMENT NUMBER 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

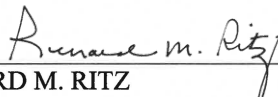
BEGINNING AT THE SOUTHEAST CORNER OF LOT 291 OF SAID CORAL BAY; THENCE N 89°44'52" E ALONG THE SOUTH LINE OF FIRE CORAL LANE, TRACT "R-4" FOR 51.26 FEET TO A POINT ON THE WEST LINE OF TRACT "L-3" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 76°30'07" W; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WEST LINE THROUGH A CENTRAL ANGLE OF 13°49'37" FOR 72.40 FEET; THENCE S 00°19'50" E ALONG SAID WEST LINE FOR 104.76 FEET; THENCE S 89°40'16" W LEAVING SAID WEST LINE FOR 50.00 FEET; THENCE N 00°19'44" W FOR 104.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°49'56" FOR 72.28 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 8,855 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON THE RECORD PLAT OF CORAL BAY, DULY RECORDED, AS INSTRUMENT NUMBER 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE OF TRACT "L-3" BEARS S 00°19'50"E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

DESCRIPTION PREPARED: APRIL 28, 2023.


RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 05-01-23



SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

291

TRACT "L-7"
(I.E., D.E. & L.M.E.)



0 20' 40'
GRAPHIC SCALE 1" = 40'

P.O.B.
S.E. CORNER LOT 291
CORAL BAY
(I.N. 2022000234797)
N: 862576.962
S.P.C. E: 685557.280

LEGEND

- R.L. RADIAL LINE
- R.O.W. RIGHT-OF-WAY
- A.E. ACCESS EASEMENT
- LB LICENSED BUSINESS
- D.E. DRAINAGE EASEMENT
- I.N. INSTRUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- EB ENGINEERING BUSINESS
- P.U.E. PUBLIC UTILITY EASEMENT
- C1 CURVE 1 OF CURVE TABLE
- L.M.E. LAKE MAINTENANCE EASEMENT
- S.P.C. STATE PLANE COORDINATE (WEST ZONE)

TRACT "FD-2"

**SUBJECT
PARCEL**

TRACT "L-3"
(I.E., D.E. & L.M.E.)

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	300.00'	13°49'37"	72.40'	72.22'	S 06°35'04" W
C2	350.00'	11°49'56"	72.28'	72.15'	N 05°35'14" E

NOTES:

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

PARCEL CONTAINS 8,855 SQUARE FEET MORE OR LESS.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

ALL LOTS, TRACTS AND EASEMENTS SHOWN ARE PART OF THE RECORDED PLAT OF CORAL BAY, I.N. 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.

BEARINGS ARE BASED ON THE RECORD PLAT OF CORAL BAY, DULY RECORDED, AS I.N. 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE OF TRACT "L-3" BEARS S 00°19'50" E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

TRACT "FD-2"

Richard M. Ritz
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009



PREPARED APRIL 28, 2023

*****THIS IS NOT A SURVEY*****

**BANKS
ENGINEERING**

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33965
PHONE (239)939-5490 FAX (239)939-2523

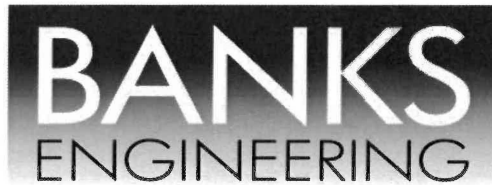
ENGINEERING LICENSE # EB 8469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

SKETCH TO ACCOMPANY DESCRIPTION
UTILITY EASEMENT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04-28-23	3084DR	UT-TRNO-ESMT		DRB	RMR	1"=40'	2	2	28-43-24



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA.

A TRACT OF PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE , LYING IN SECTION 28 TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING A PORTION OF TRACT "FD-2", CORAL BAY, DULEY RECORDED AS INSTRUMENT NUMBER 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

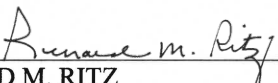
BEGINNING AT THE SOUTHWEST CORNER OF LOT 85 OF SAID CORAL BAY; THENCE S 06°25'25" E ALONG THE WEST LINE OF TABLE CORAL TRAIL, TRACT "R-3" FOR 62.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 37°19'21" E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°07'57" FOR 46.22 FEET; THENCE N 22°11'24" W FOR 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 22°11'24" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°19'33" FOR 53.07 FEET; THENCE N 43°29'03" E FOR 12.24 FEET TO THE **POINT OF BEGINNING**.

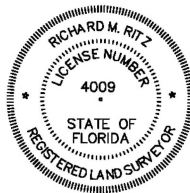
SAID PARCEL CONTAINING 2,767 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON THE RECORD PLAT OF CORAL BAY, DULY RECORDED, AS INSTRUMENT NUMBE5R 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE OF TRACT "R-3" BEARS S 06°25'25"E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

DESCRIPTION PREPARED: APRIL 28, 2023.


RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 05-01-23



SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

TRACT "L-6"
(I.E., D.E. & L.M.E.)



0 20' 40'
GRAPHIC SCALE 1" = 40'

LINE TABLE

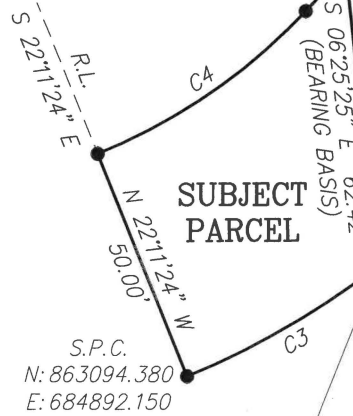
LINE	BEARING	DISTANCE
L1	N 43°29'03" E	12.24'

LEGEND

- R.L. RADIAL LINE
- R.O.W. RIGHT-OF-WAY
- A.E. ACCESS EASEMENT
- LB LICENSED BUSINESS
- D.E. DRAINAGE EASEMENT
- I.N. INSTRUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- R.L.E. RADIAL LINE EXTENDED
- L1 LINE 1 OF LINE TABLE
- EB ENGINEERING BUSINESS
- P.U.E. PUBLIC UTILITY EASEMENT
- C1 CURVE 1 OF CURVE TABLE
- S.P.C. STATE PLANE COORDINATE (WEST ZONE)

TRACT "FD-2"

P.O.B.
S.W. CORNER LOT 85
CORAL BAY
(I.N. 2022000234797)
N: 863179.281
S.P.C. E: 684925.176



TRACT "FD-2"

S.P.C.
N: 863094.380
E: 684892.150

N.W. CORNER LOT 121
CORAL BAY
(I.N. 2022000234797)

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C3	175.00'	15°07'57"	46.22'	46.09'	S 60°14'38" W
C4	125.00'	24°19'33"	53.07'	52.67'	N 55°38'50" E

TRACT "FD-2"

NOTES:

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

PARCEL CONTAINS 2,767 SQUARE FEET MORE OR LESS.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

ALL LOTS, TRACTS AND EASEMENTS SHOWN ARE PART OF THE RECORDED PLAT OF CORAL BAY, I.N. 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.

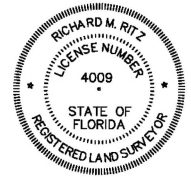
BEARINGS ARE BASED ON THE RECORD PLAT OF CORAL BAY, DULY RECORDED, AS I.N. 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE OF TRACT "R-3" BEARS S 06°25'25" E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PREPARED APRIL 28, 2023

*****THIS IS NOT A SURVEY*****

Richard M. Ritz
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009



BANKS
ENGINEERING

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-5490 FAX (239)939-2523
ENGINEERING LICENSE # EB 8469
SURVEY LICENSE # LB 6680
WWW.BANKSENG.COM

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

SKETCH TO ACCOMPANY DESCRIPTION
UTILITY EASEMENT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04-28-23	3084DR	UT-TRNO-ESMT		DRB	RMR	1"=40'	2	2	28-43-24



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA.

A TRACT OF PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE , LYING IN SECTION 28 TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING A PORTION OF TRACT "FD-2", CORAL BAY, DULEY RECORDED AS INSTRUMENT NUMBER 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

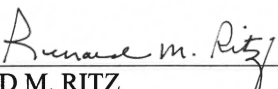
BEGINNING AT THE SOUTHWEST CORNER OF LOT 158 OF SAID CORAL BAY; THENCE S 17°16'44" E ALONG THE WEST LINE OF ELKHORN CORAL DRIVE, TRACT "R-2" FOR 50.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 22°56'52" W; THENCE SOUTHWESTERLY LEAVING SAID WEST LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°41'54" FOR 17.83 FEET; THENCE N 45°38'47" W FOR 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 95.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 45°38'47" W; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°41'08" FOR 42.59 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 1,510 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON THE RECORD PLAT OF CORAL BAY, DULY RECORDED, AS INSTRUMENT NUMBE5R 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE OF TRACT "R-2" BEARS S 17°16'44"E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

DESCRIPTION PREPARED: APRIL 28, 2023.


RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 05-01-23



SHEET 1 OF 2
• SERVING THE STATE OF FLORIDA •

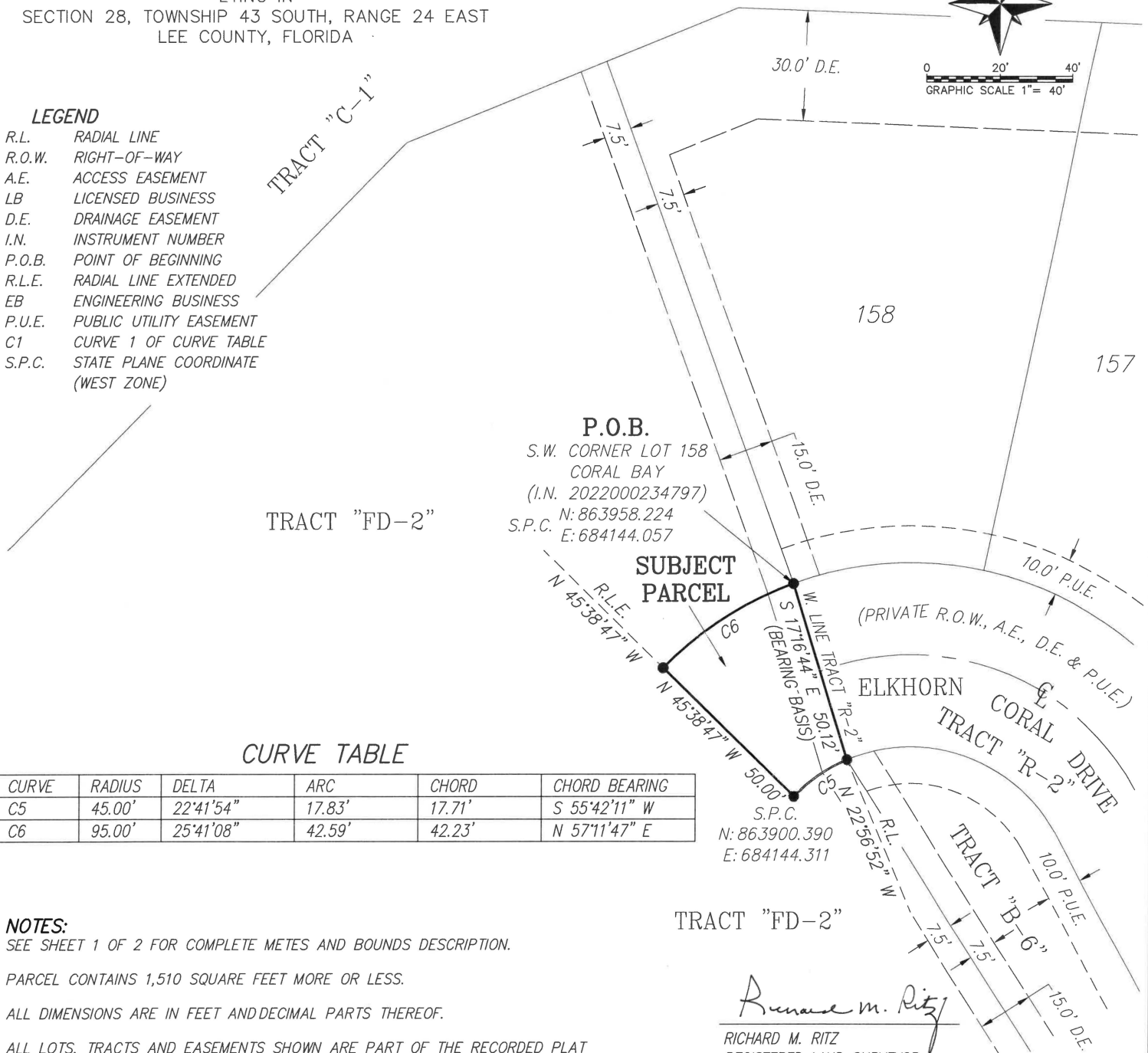
SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



LEGEND

- R.L. RADIAL LINE
- R.O.W. RIGHT-OF-WAY
- A.E. ACCESS EASEMENT
- LB LICENSED BUSINESS
- D.E. DRAINAGE EASEMENT
- I.N. INSTRUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- R.L.E. RADIAL LINE EXTENDED
- EB ENGINEERING BUSINESS
- P.U.E. PUBLIC UTILITY EASEMENT
- C1 CURVE 1 OF CURVE TABLE
- S.P.C. STATE PLANE COORDINATE
(WEST ZONE)



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C5	45.00'	22°41'54"	17.83'	17.71'	S 55°42'11" W
C6	95.00'	25°41'08"	42.59'	42.23'	N 57°11'47" E

NOTES:

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

PARCEL CONTAINS 1,510 SQUARE FEET MORE OR LESS.

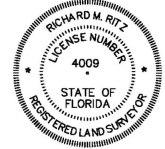
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

ALL LOTS, TRACTS AND EASEMENTS SHOWN ARE PART OF THE RECORDED PLAT OF CORAL BAY, I.N. 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.

BEARINGS ARE BASED ON THE RECORD PLAT OF CORAL BAY, DULY RECORDED, AS I.N. 2022000234797, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE OF TRACT "R-2" BEARS S 17°16'44" E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

Richard M. Ritz
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009



PREPARED APRIL 28, 2023

THIS IS NOT A SURVEY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-5490 FAX (239)939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

SKETCH TO ACCOMPANY DESCRIPTION UTILITY EASEMENT LEE COUNTY, FLORIDA								
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET OF	FILE NO. (S-T-R)
04-28-23	3084DR	UT-TRNO-ESMT		DRB	RMR	1"=40'	2 2	28-43-24

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

**UNAUDITED
FINANCIAL
STATEMENTS**

**CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2023**

**CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 11,640	\$ -	\$ -	\$ 11,640
Investments				
Revenue	-	98,025	-	98,025
Reserve	-	132,211	-	132,211
Construction	-	-	387	387
Undeposited funds	-	5,036	-	5,036
Due from Landowner	10,220	11,835	-	22,055
Total assets	<u>\$ 21,860</u>	<u>\$ 247,107</u>	<u>\$ 387</u>	<u>\$ 269,354</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 15,896	\$ -	\$ -	\$ 15,896
Due to Landowner	-	6,816	-	6,816
Accrued contracts payable*	-	-	162,098	162,098
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>21,896</u>	<u>6,816</u>	<u>162,098</u>	<u>190,810</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	10,220	11,835	-	22,055
Total deferred inflows of resources	<u>10,220</u>	<u>11,835</u>	<u>-</u>	<u>22,055</u>
Fund balances:				
Restricted				
Debt service	-	228,456	-	228,456
Capital projects	-	-	(161,711)	(161,711)
Unassigned	(10,256)	-	-	(10,256)
Total fund balances	<u>(10,256)</u>	<u>228,456</u>	<u>(161,711)</u>	<u>56,489</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 21,860</u>	<u>\$ 247,107</u>	<u>\$ 387</u>	<u>\$ 269,354</u>

*This will be paid from a future bond issuance or if additional monies come available for use.

**CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 5,710	\$ 60,127	\$ 96,290	62%
Total revenues	<u>5,710</u>	<u>60,127</u>	<u>96,290</u>	62%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	1,681	3,868	25,000	15%
Engineering	-	-	2,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	83	833	1,000	83%
Trustee	-	-	4,500	0%
Telephone	17	166	200	83%
Postage	10	94	500	19%
Printing & binding	42	417	500	83%
Legal advertising	-	-	1,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	36	500	7%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	210	210	210	100%
Total expenditures	<u>6,043</u>	<u>52,479</u>	<u>96,290</u>	55%
Excess/(deficiency) of revenues over/(under) expenditures	(333)	7,648	-	
Fund balances - beginning	(9,923)	(17,904)	-	
Fund balances - ending	<u>\$ (10,256)</u>	<u>\$ (10,256)</u>	<u>\$ -</u>	

**CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year To Date
REVENUES		
Special assessment: off-roll	\$ -	\$ 170,755
Lot closings	5,036	85,120
Interest	879	6,150
Total revenues	5,915	262,025
EXPENDITURES		
Principal	-	55,000
Interest	-	123,444
Cost of issuance	-	6,656
Total debt service	-	185,100
Excess/(deficiency) of revenues over/(under) expenditures	5,915	76,925
OTHER FINANCING SOURCES/(USES)		
Transfers out	-	(382)
Total other financing sources	-	(382)
Net change in fund balances	5,915	76,543
Fund balances - beginning	222,541	151,913
Fund balances - ending	\$ 228,456	\$ 228,456

**CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date
REVENUES		
Interest	\$ 1	\$ 5
Total revenues	1	5
EXPENDITURES		
Total expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	382
Total other financing sources/(uses)	-	382
Net increase/(decrease), fund balance	1	387
Beginning fund balance	(161,712)	(162,098)
Ending fund balance	\$ (161,711)	\$ (161,711)

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

MINUTES

DRAFT
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**

- 41 I. Form 1: Statement of Financial Interests
- 42 II. Form 1X: Amendment to Form 1, Statement of Financial Interests
- 43 III. Form 1F: Final Statement of Financial Interests
- 44 E. Form 8B: Memorandum of Voting Conflict

45

46 **FOURTH ORDER OF BUSINESS** **Acceptance of Resignation of Supervisor**
 47 **Matthew Hermanson, SEAT 3 (Term**
 48 **Expires November 2024)**

49

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

51

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

54

55

56 **FIFTH ORDER OF BUSINESS** **Consider Appointment to Fill Unexpired**
 57 **Term of Seat 3**

58

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

60 This item was deferred.

61

62 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2023-01,**
 63 **Designating Certain Officers of the District,**
 64 **and Providing for an Effective Date**

65

66 Mr. Adams presented Resolution 2023-01.

67 Chair Christian Cotter

68 Vice Chair Mary Moulton

69 Assistant Secretary Ted Gadoury

70 Assistant Secretary Christopher Quarles

71 Assistant Secretary Vacant

72 Assistant Secretary Craig Wrathell

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

75

76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117

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.

118
119
120
121
122
123
124
125
126
127
128

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

129 Mr. Adams presented Resolution 2023-04. He reviewed the proposed Fiscal Year 2024
130 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year
131 2023 budget, and explained the reasons for any changes.

132

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.

133
134
135
136
137
138
139

140
141

ELEVENTH ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

142
143
144

- **Consideration of Retention and Fee Agreement**

145
146

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.

147
148
149
150

151
152

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

153
154
155

The financials were accepted.

156
157

THIRTEENTH ORDER OF BUSINESS

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

158
159
160

161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198

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.

199
200
201
202
203
204

Secretary/Assistant Secretary

Chair/Vice Chair

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

**STAFF
REPORTS**

CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***office of Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2022 CANCELED	Regular Meeting	10:00 AM
December 22, 2022 CANCELED	Regular Meeting	10:00 AM
January 26, 2023 CANCELED	Regular Meeting	10:00 AM
February 23, 2023 CANCELED	Regular Meeting	10:00 AM
March 23, 2023 CANCELED	Regular Meeting	10:00 AM
April 27, 2023	Regular Meeting	10:00 AM
May 25, 2023 CANCELED	Regular Meeting	10:00 AM
June 22, 2023 CANCELED	Regular Meeting	10:00 AM
July 27, 2023 CANCELED	Regular Meeting	10:00 AM
August 24, 2023	Public Hearing & Regular Meeting	10:00 AM
September 28, 2023	Regular Meeting	10:00 AM