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 June 4, 2025, at 10:00 a.m., at the office of Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

Present:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Ted Gadoury	Assistant Secretary
Charles Marsala	

Also present:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Lindsay Hernandez	Supervisor Appointee/Forestar
Charles Marsala	Supervisor Appointee/Forestar

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:00 p.m.

Supervisors Marsala and Moulton and Holdover-Supervisors Cotter and Gadoury were present. Supervisor-Elect Quarles 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 Supervisors, Ted Gadoury [Seat 4], Chris Quarles [Seat 5] (the following will be provided under separate cover**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Gadoury. Mr. Gadoury is familiar with the following:

- **A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- **B. Membership, Obligations and Responsibilities**
- **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

The Oath of Office will be administered to Charles Quarles at of before the next meeting.

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

Mr. Adams presented Resolution 2025-01. The results of the Landowners' Election were as follows:

Seat 3	N/A	0 votes	2-Year Term
Seat 4	Ted Gadoury	331 votes	4-Year Term
Seat 5	Chris Quarles	331 votes	4-Year Term

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

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section**

190.006(2)(b), Florida Statutes; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2025-02.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-02, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section 190.006(2)(b), Florida Statutes; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026**

Mr. Adams stated that Charles Marsala will continue serving in Seat 3 until an appointment is made.

- **Administration of Oath of Office (the following to be provided under separate cover)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Charles Marsala. Mr. Marsala is familiar with the items listed in the Third Order of Business.

SEVENTH ORDER OF BUSINESS **Acceptance of Resignation of Christian Cotter [Seat 1]**

On MOTION by Ms. Moulton and seconded by Mr. Gadoury, with all in favor, the resignation of Christian Cotter form Seat 1, was accepted.

EIGHTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2026**

Ms. Moulton nominated Lindsay Hernandez to fill Seat 1. No other nominations were made.

On MOTION by Ms. Moulton and seconded by Mr. Gadoury, with all in favor, the appointment of Lindsay Hernandez to Seat 1, was approved.

- **Administration of Oath of Office**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Lindsay Hernandez. Ms. Hernandez is familiar with the items listed in the Third Order of Business.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-03. Mr. Gadoury nominated the following:

Lindsay Hernandez	Chair
Mary Moulton	Vice Chair
Charles Marsala	Assistant Secretary
Ted Gadoury	Assistant Secretary
Chris Quarles	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Christian Cotter	Chair

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

Chesley E. Adams, Jr.	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. Gadoury and seconded by Ms. Moulton, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

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

Mr. Adams presented Resolution 2025-04. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Ms. Moulton and seconded by Mr. Gadoury, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 28, 2025 at 10:00 a.m., at the office of Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

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

Mr. Adams presented Resolution 2025-05.

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATES: Delete November and December meetings.

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

TWELFTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

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

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

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2025**

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

The financials were accepted.

FOURTEENTH ORDER OF BUSINESS **Approval of Minutes**

A. August 22, 2024 Public Hearing and Regular Meeting

On MOTION by Mr. Gadoury and seconded by Ms. Hernandez, with all in favor, the August 22, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

B. November 5, 2024 Landowners' Meeting

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

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine reported that turnover of the utilities is underway for Phase 3; the conveyance was completed and he thinks the remaining funds from the construction account were paid. The documents will be presented at the August meeting.

B. District Engineer: Banks Engineering, Inc.

There was no report.

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

- **NEXT MEETING DATE: June 26, 2025 at 1:00 PM**
  - **QUORUM CHECK**

The next meeting will be held on June 26, 2025, unless cancelled.

SIXTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Gadoury and seconded by Ms. Hernandez, with all in favor, the meeting adjourned at 10:17 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair