



**CORKSCREW CROSSING  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
SEPTEMBER 8, 2022  
3:00 P.M.**

Special District Services, Inc.  
27499 Riverview Center Boulevard, #253  
Bonita Springs, FL 33134

[www.corkscrewcrossingcdd.org](http://www.corkscrewcrossingcdd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
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**AGENDA**  
**CORKSCREW CROSSING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Valencia Bonita Clubhouse  
16621 Valencia Bonita Blvd.  
Bonita Springs, FL 34135  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
September 8, 2022  
3:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. August 4, 2022 Organizational Meeting.....Page 2
- G. Public Hearing – Fiscal Year 2021/2022 Final Budget**
  - 1. Proof of Publication.....Page 15
  - 2. Receive Public Comments on the 2021/2022 Fiscal Year Final Budget
  - 3. Consider Resolution No. 2022-27 – Adopting a Fiscal Year 2021/2022 Final Budget.....Page 16
- H. Old Business
- I. New Business
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

## Miscellaneous Notices



Published in The News-Press on August 19, 2022

### Location

Lee County,

### Notice Text

CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Corkscrew Crossing Community Development District ("District") will hold a public hearing on September 8, 2022 at 3:00 p.m. at the Valencia Bonita Clubhouse located at 16621 Valencia Bonita Boulevard, Bonita Springs, Florida 34135 for the purpose of hearing comments and objections on the adoption of the budget of the District for the fiscal year beginning July 6, 2022 through September 30, 2022 ("Fiscal Year 2021/2022"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and proposed budget may be obtained at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 ("District Manager's Office"), during normal business hours. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting 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. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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. Kathleen Dailey Meneely District Manager CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT [www.corkscrewcrossingcdd.org](http://www.corkscrewcrossingcdd.org) AD #5376089 Aug. 19, 26, 2022

**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT  
ORGANIZATIONAL BOARD MEETING  
AUGUST 4, 2022**

**A. CALL TO ORDER**

The Organizational Board Meeting of the Corkscrew Crossing Community Development District (the “District”) was called to order at 9:10 a.m. at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Organizational Board Meeting had been published in the *Naples Daily News* on July 21, 2022, as legally required.

**C. SEAT NEW BOARD MEMBERS (FROM LANDOWNERS’ ELECTION)**

**D. ADMINISTER OATHS OF OFFICE**

Todd Wodraska of Special District Services administered the Oath of Office to the new Board Members.

**E. REVIEW BOARD MEMBER RESPONSIBILITIES AND DUTIES**

Mr. Johnson went over the responsibilities of a Supervisor, ethics and the Sunshine Law.

**F. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance:

John Asher, Craig Callis, Maria Menendez, Richard Norwalk and Larry Portnoy

Also in attendance were Todd Wodraska, Kathleen Meneely and Michelle Krizen of Special District Services, Inc.; Attorney Jonathan Johnson of Kutak Rock; Engineer Ted Tryka of Agnoli Barber & Brundage, Inc.; Bond Counsel Robert Gang of Greenberg Traurig, P.A. (via phone); Investment Banker Brett Sealy of MBS Capital Markets, LLC; Trustee Robert Hedgecock of U.S. Bank (via phone); and Andrew Karmeris of Special District Services, Inc. (via phone).

Also present were the following: Danielle Tolmann, Clayton Ratliff, Sete Zarg, Kyle McGee via phone and Tanya Tegaff via phone.

**G. CONSIDER RESOLUTION NO. 2022-01 –CERTIFYING RESULTS OF LANDOWNERS’ ELECTION**

Resolution No. 2022-01 was presented, entitled:

**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT 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**

A **motion** was made by Mr. Asher, seconded by Ms. Menendez and unanimously passed adopting Resolution No. 2022-01, as presented.

**H. CONSIDER RESOLUTION NO. 2022-02 – ELECTION OF OFFICERS**

Resolution No. 2022-02 was presented, entitled:

**RESOLUTION 2022-02**

**A RESOLUTION ELECTING THE OFFICERS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA.**

A **motion** was made by Mr. Asher, seconded by Ms. Menendez nominating John Asher as Chairman; Maria Menendez as Vice-Chair; Kathleen Meneely as Secretary; Kathleen Meneely and Michelle Krizen as Treasurer and Assistant Treasurer, respectively; and Craig Callis, Richard Norwalk, Larry Portnoy and Michelle Krizen as Assistant Secretaries. Upon being put to a vote, the **motion** carried unanimously.

**I. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**J. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were comments from the public for items not on the agenda.

**K. HIRING OF CONSULTANTS/PROFESSIONALS**

- 1. Consider Appointment of District Manager**
- 2. Consider Appointment of District General Counsel**
- 3. Consider Appointment of Interim District Engineer**
- 4. Consider Appointment of Investment Banker**
- 5. Consider Appointment of Trustee**
- 6. Consider Appointment of Bond Counsel**

Mr. Wodraska went over each item after which the following motion was made.

A **motion** was made by Mr. Asher, seconded by Ms. Menendez and passed unanimously approving the following appointments, as presented:

Special District Services, Inc. was appointed as the District Manager; Kutak Rock was appointed General Counsel; Agnoli Barber & Brundage, Inc. was appointed Interim District Engineer; MBS Capital Markets LLC was appointed Investment Banker; US Bank was appointed Trustee; and Robert Gang of Greenberg Traurig was appointed Bond Counsel.

**L. POLICIES/PROCEDURES**

**1. Consider Resolution No. 2022-03 – Designating a Registered Agent and Primary Administrative Office**

Resolution No. 2022-03 was presented, entitled:

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**2. Consider Resolution No. 2022-04 Ratifying, Confirming and Approving the Recording of the Notice of Establishment**

Resolution No. 2022-04 was presented, entitled:

**RESOLUTION 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING AND APPROVING THE RECORDING OF THE NOTICE OF ESTABLISHMENT OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**3. Consider Resolution No. 2022-05 – Designating Local Records Office**

Resolution No. 2022-05 was presented, entitled:

**RESOLUTION 2022-05**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.**

**4. Consider Resolution No. 2022-06 – Adopting Records Retention Policy**

Resolution No. 2022-06 was presented, entitled:

**RESOLUTION 2022-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.**

**5. Consider Resolution No. 2022-07 – Designating a Public Comment Period**

Resolution No. 2022-07 was presented, entitled:

**RESOLUTION 2022-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE PUBLIC’S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**6. Consider Resolution No. 2022-08 – Adopting a Legal Defense Policy**

Resolution No. 2022-08 presented, entitled:

**RESOLUTION 2022-08**

**A RESOLUTION SETTING FORTH THE POLICY OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS, OFFICERS AND STAFF; AND PROVIDING FOR AN EFFECTIVE DATE.**

**7. Consider Resolution No. 2022-09 – Authorizing Chair to Execute Plats, Permits and Conveyances**

Resolution No. 2022-09 was presented, entitled:

**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRMAN AND VICE CHAIRMAN THE AUTHORITY TO EXECUTE REAL AND**

**PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**8. Consider Resolution No. 2022-10 – Adopting Alternative Investment Guideline**

Resolution No. 2022-10 was presented, entitled:

**RESOLUTION 2022-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), *FLORIDA STATUTES*, AND PROVIDING AN EFFECTIVE DATE.**

**9. Consider Resolution No. 2022-11 – Adopting a Prompt Payment Policy**

Resolution No. 2022-11 was presented, entitled:

**RESOLUTION 2022-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**10. Consider Resolution No. 2022-12 – Approving Statewide Mutual Aid Agreement**

Resolution No. 2022-12 was presented, entitled:

**RESOLUTION 2022-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT, COLLIER COUNTY, STATE OF FLORIDA, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**11. Consider Resolution No. 2022-13 – Adopting Travel Reimbursement Policy**

Resolution No. 2022-13 was presented, entitled:



**RESOLUTION 2022-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY FOR REIMBURSEMENT OF DISTRICT TRAVEL EXPENSES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

Mr. Wodraska went over Items L1 through L11 and explained the purpose of each.

A **motion** was made by Mr. Asher, seconded by Ms. Menendez and passed unanimously adopting Resolution No. 2022-03, designating Kutak Rock as the District’s Registered Agent and Primary Administrative Office; Resolution No. 2022-04, Ratifying, Confirming and Approving the Recording of the Notice of Establishment; Resolution No. 2022-05, Designating the offices of Special District Services, Inc.’s Bonita Springs’ office as the Local Records Office; Resolution No. 2022-06, Adopting Records Retention Policy; Resolution No. 2022-07, Designating a Public Comment Period of 3 minutes; Resolution No. 2022-08, Adopting Legal Defense Policy; Resolution No. 2022-09, Authorizing Chairman to Execute Plats, Permits and Conveyances; Resolution No. 2022-10, Adopting Alternative Investment Guidelines; Resolution No. 2022-11, Adopting a Prompt Payment Policy; Resolution No. 2022-12 , Approving a Statewide Mutual Aid Agreement; and Resolution No. 2022-13, Adopting a Travel Reimbursement Policy.

**M. DISTRICT BUSINESS**

**1. Consider Authorization to Issue RFQ for Engineering Services**

**2. Consider Authorization to Issue RFP for Auditing Services**

**3. Designation of Board of Supervisors as Audit Committee**

**4. Consider Authorization to Obtain General Liability and Public Officers’ Insurance**

**5. Consider Resolution No. 2022-14 – Setting the Fiscal Years 2021/2022 & 2022/2023 Regular Meeting Schedules and Location**

Resolution No. 2022-14 was presented, entitled:

**RESOLUTION 2022-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 AND 2022/2023; AND PROVIDING FOR AN EFFECTIVE DATE**

In discussions regarding the upcoming meeting schedule, there was a Board consensus to hold meetings at 3:00 p.m. on the second Thursday of each month.

A **motion** was made by Mr. Asher, seconded by Ms. Menendez and passed unanimously approving the following: Authorizing to Issue an RFQ for Engineering Services; Authorizing to Issue an RFP for

Auditing Services; Designating the Board of Supervisors as the Audit Committee; Authorizing to Obtain General Liability and Public Officers' Insurance; and adopting Resolution No. 2022-14.

**6. Consider Resolution No. 2022-15 – Consider Fiscal Year 2021/2022 Annual Budget and Setting a Public Hearing for Final Adoption**

Resolution No. 2022-15 was presented, entitled:

**RESOLUTION 2022-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.**

A **motion** was made by Mr. Asher, seconded by Ms. Menendez and passed unanimously adopting Resolution No. 2022-15, as presented, setting the Public Hearing for September 8, 2022.

**7. Consider Resolution No. 2022-16 – Consider Fiscal Year 2022/2023 Annual Budget and Setting a Public Hearing Date for Final Adoption**

Resolution No. 2022-16 was presented, entitled:

**RESOLUTION 2022-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**8. Consider Budget Funding Agreement for Fiscal Year 2021/2022**

**9. Consider Budget Funding Agreement for Fiscal Year 2022/2023**

A **motion** was made by Mr. Asher, seconded by Ms. Menendez and passed unanimously adopting Resolution No. 2022-16, setting the Public Hearing for October 13, 2022; approving the Budget Funding Agreement for Fiscal Year 2021/2022; and approving the Budget Funding Agreement for Fiscal Year 2022/2023.

**10. Consider Resolution No. 2022-17 – Setting a Public Hearing on the Rules of Procedure**

Resolution No. 2022-17 was presented, entitled:

**RESOLUTION 2022-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE**

**11. Consider Resolution No. 2022-18 – Setting a Public Hearing for Notice of Intent to Use the Uniform Method of Collection**

Resolution No. 2022-18 was presented, entitled:

**RESOLUTION 2022-18**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**12. Consider Resolution No. 2022-19 – Designating a Qualified Public Depository**

Resolution No. 2022-19 was presented, entitled:

**RESOLUTION 2022-19**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND PROVIDING AN EFFECTIVE DATE.**

**13. Consider Resolution No. 2022-20 – Establishing CDD Checking Account and Signers**

Resolution No. 2022-20 was presented, entitled:

**RESOLUTION 2022-20**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT DIRECTING SPECIAL DISTRICT SERVICES, INC. TO ESTABLISH A LOCAL BANK ACCOUNT AT SEACOAST BANK FOR THE DISTRICT AND APPOINT TODD WODRASKA, JASON PIERMAN, PATRICIA LASCASAS, KATHLEEN**

**MENEELY AND JOHN ASHER AS SIGNORS ON THE ACCOUNT AND PROVIDING AN EFFECTIVE DATE.**

**14. Consider Resolution No. 2022-21 – Adopting Internal Control Policy**

Resolution No. 2022-21 was presented, entitled:

**RESOLUTION 2022-21**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.**

**15. Consider Resolution No. 2022-22 – Adopting Compensation for Board Members**

Resolution No. 2022-22 was presented, entitled:

**RESOLUTION 2022-22**

**A RESOLUTION OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT PROVIDING A POLICY FOR COMPENSATION OF BOARD MEMBERS.**

**16. Consider Resolution No. 2022-23 Authorizing Direct Purchases**

Resolution No. 2022-23 was presented, entitled:

**RESOLUTION 2022-23**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AN INDIVIDUAL DESIGNATED BY THE BOARD OF SUPERVISORS TO ACT AS THE DISTRICT'S PURCHASING AGENT FOR THE PURPOSE OF PROCURING, ACCEPTING, AND MAINTAINING ANY AND ALL CONSTRUCTION MATERIALS NECESSARY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE OR COMPLETION OF THE DISTRICT'S INFRASTRUCTURE IMPROVEMENTS AS PROVIDED IN THE DISTRICT'S ADOPTED IMPROVEMENT PLAN; PROVIDING FOR THE APPROVAL OF A WORK AUTHORIZATION; PROVIDING FOR PROCEDURAL REQUIREMENTS FOR THE PURCHASE OF MATERIALS; APPROVING THE FORM OF A PURCHASE REQUISITION REQUEST; APPROVING THE FORM OF A PURCHASE ORDER; APPROVING THE FORM OF A CERTIFICATE OF ENTITLEMENT; AUTHORIZING THE PURCHASE OF INSURANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**17. Consider Authorization to Enable District Manager to Spend \$5,000 Unbudgeted, \$5,001+ with Chair Consent**

A **motion** was made by Mr. Asher, seconded by Ms. Menendez and passed unanimously adopting Resolution No. 2022-17, setting the Public Hearing for September 8, 2022; Resolution No. 2022-18, setting the Public Hearing for October 13, 2022; Resolution No. 2022-19, designating Seacoast Bank as the Qualified Public Depository; Resolution No. 2022-20, Establishing CDD Checking Account and the following signers: Todd Wodraska, Kathleen Meneely, Jason Pierman, Patricia LasCasas and John Asher; Resolution No. 2022-21, Adopting an Internal Control Policy; resolution No. 2022-22 – Adopting Compensation for Board Members, which they waived; Resolution No. 2022-23 Authorizing Direct Purchases; and authorizing enabling the District Manager to be Allowed to Spend \$5,000 Unbudgeted and \$5,001+ with Chair Consent.

**N. BOND RELATED PROCEEDINGS**

**1. Consider Bond Financing Team Funding Agreement**

**2. Consider Acquisition Agreement**

Ms. Johnson went over both agreements.

A **motion** was made by Mr. Asher, seconded by Ms. Menendez and passed unanimously approving the Bond Financing Team Funding Agreement and the Acquisition Agreement, as presented.

**3. Consider Preliminary Engineer’s Report**

Mr. Tryka went over the report dated August 4, 2022.

**4. Consider Master Special Assessment Methodology Report**

Mr. Karmeris went over the methodology report dated August 4, 2022.

A **motion** was made by Mr. Asher, seconded by Ms. Menendez and passed unanimously approving the Preliminary Engineer’s Report and the Master Special Assessment Methodology Report, as presented.

**5. Consider Resolution No. 2022-24 – Authorizing the Issuance of Bonds**

Resolution No. 2022-24 was presented, entitled:

**RESOLUTION NO. 2022-24**

**AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$16,000,000 AGGREGATE PRINCIPAL AMOUNT OF CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES TO PAY ALL OR A PORTION OF THE COSTS OF THE PLANNING, FINANCING, CONSTRUCTION AND/OR ACQUISITION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, STORMWATER AND DRAINAGE FACILITIES, WATER AND SEWER FACILITIES, WETLANDS PRESERVATION AND CONSERVATION AND ASSOCIATED PROFESSIONAL FEES AND INCIDENTAL COSTS RELATED THERETO PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; APPOINTING A TRUSTEE; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT, THE VILLAGE OF ESTERO, FLORIDA, LEE COUNTY, FLORIDA OR THE STATE OF FLORIDA OR OF ANY POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE IMPROVEMENTS AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.**

A **motion** was made by Mr. Asher, seconded by Ms. Menendez and passed unanimously adopting Resolution No. 2022-24, as presented.

**6. Consider Resolution No. 2022-25 – Declaring Assessments**

Resolution No. 2022-25 was presented, entitled:

**RESOLUTION 2022-25**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAIDED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT**

**PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**7. Consider Resolution No. 2022-26 – Setting a Public Hearing on Assessments**

Resolution No. 2022-26 was presented, entitled:

**RESOLUTION 2022-26**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON OCTOBER 13, 2022, AT 3:00 PM. AT VALENCIA BONITA CLUBHOUSE LOCATED AT 16621 VALENCIA BONITA BLVD., BONITA SPRINGS, FL 34135, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.**

A **motion** was made by Mr. Asher, seconded by Ms. Menendez and passed unanimously adopting Resolution No. 2022-25, Declaring Assessments; and Resolution No. 2022-26, setting the Public Hearing on Assessments for October 13, 2022, as presented.

**O. ADMINISTRATIVE MATTERS**

It was noted that the next meeting was scheduled for September 8, 2022, at 3:00 p.m.

In addition, the requirements for filing 2021 Form 1 were reviewed.

**P. BOARD MEMBER COMMENTS**

There were no further Board Member comments.

**Q. ADJOURNMENT**

There being no further business to come before the Board, Mr. Wodraska adjourned the Organizational Meeting at 3:57 p.m. There were no objections.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair



## Miscellaneous Notices



Published in The News-Press on August 19, 2022

### Location

Lee County,

### Notice Text

CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Corkscrew Crossing Community Development District ("District") will hold a public hearing on September 8, 2022 at 3:00 p.m. at the Valencia Bonita Clubhouse located at 16621 Valencia Bonita Boulevard, Bonita Springs, Florida 34135 for the purpose of hearing comments and objections on the adoption of the budget of the District for the fiscal year beginning July 6, 2022 through September 30, 2022 ("Fiscal Year 2021/2022"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and proposed budget may be obtained at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 ("District Manager's Office"), during normal business hours. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting 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. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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. Kathleen Dailey Meneely District Manager CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT [www.corkscrewcrossingcdd.org](http://www.corkscrewcrossingcdd.org) AD #5376089 Aug. 19, 26, 2022

**RESOLUTION 2022-27**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING JUNE 27, 2022 AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the Corkscrew Crossing Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning August 4, 2022 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) 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 1<sup>st</sup> of each year, the District 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 CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1. Budget**

- a. That 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 Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That 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. That 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 Corkscrew Crossing Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The final 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 two years.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the District, for the Fiscal Year 2021/2022, the sum of \$ 35,775 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>35,775</u>
TOTAL ALL FUNDS	\$ <u>35,775</u>

**Section 3. Budget Amendments**

Pursuant to Section 189.016, *Florida Statutes*, the District may, at any time within Fiscal Year 2021/2022 or within 60 days following the end of Fiscal Year 2021/2022 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 establish that any amendments to the budget under paragraph c. above are posed to the District’s website within 5 days after adoption and remain on the website for at least two years.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF SEPTEMBER 2022.**

**CORKSCREW CROSSING  
COMMUNITY DEVELOPMENT  
DISTRICT**

ATTEST:

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Budget Fiscal Year 2021/2022

**Exhibit A**

Budget Fiscal Year 2021/2022

Corkscrew Crossing  
Community Development District

**Final Budget For  
Fiscal Year 2021/2022  
August 4, 2022 - September 30, 2022**

# CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET

**FINAL BUDGET**  
**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**AUGUST 4, 2022 - SEPTEMBER 30, 2022**

	<b>FISCAL YEAR 2021/2022 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	0
Developer Contribution	35,775
Debt Assessments	0
Interest Income	0
<b>TOTAL REVENUES</b>	<b>\$ 35,775</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Engineering/Inspections	1,000
Miscellaneous Maintenance	1,000
Management	3,000
Legal	20,000
Assessment Roll	0
Audit Fees	0
Arbitrage Rebate Fee	0
Insurance	3,000
Legal Advertisements	5,000
Miscellaneous	1,250
Postage	100
Office Supplies	1,000
Dues & Subscriptions	175
Website Management & ADA Compliance	250
Trustee Fees	0
Continuing Disclosure Fee	0
Methodology Report	0
<b>Total Expenditures</b>	<b>\$ 35,775</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>
Bond Payments	0
<b>BALANCE</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>



**DETAILED FINAL BUDGET**  
**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**AUGUST 4, 2022 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	0	0	0	
Developer Contribution	0	0	35,775	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	0	0	
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,775</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	0	1,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	1,000	
Management	0	0	3,000	\$3,000 X 1 Month
Legal	0	0	20,000	
Assessment Roll	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Arbitrage Rebate Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	0	3,000	
Legal Advertisements	0	0	5,000	
Miscellaneous	0	0	1,250	
Postage	0	0	100	
Office Supplies	0	0	1,000	
Dues & Subscriptions	0	0	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	0	0	250	\$250 X 1 Month
Trustee Fees	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Methodology Report	0	0	0	Methodology Report To Be Included In Bond Cost Of Issuance
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,775</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Bond Payments	0	0	0	
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	