



**CORKSCREW CROSSING
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
NOVEMBER 9, 2023
1:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.corkscrewcrossingcdd.org

561.630.4922 Telephone
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AGENDA
CORKSCREW CROSSING
COMMUNITY DEVELOPMENT DISTRICT
The River Creek Sales Office
12776 Springbrook Court
Estero, Florida 33928
REGULAR BOARD MEETING
November 9, 2023
1:00 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. July 13, 2023 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2023-09 – Adopting a Fiscal Year 2022/2023 Amended Budget.....Page 6
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

Publication Date
2023-11-01

Subcategory
Miscellaneous Notices

CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors (Board) of the Corkscrew Crossing Community Development District (District) will hold a Regular Board Meeting (the Meeting) on November 9, 2023, at 1:00 p.m. at the RiverCreek Sales Office located at 12776 Springbrook Court, Estero, Florida 33928 where the Board may consider any business that may properly come before it.

A copy of the agenda may be obtained at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 (District Managers Office), during normal business hours.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The 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 Managers 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 Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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

Nov 1, 2023

**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 13, 2023**

A. CALL TO ORDER

The Corkscrew Crossing Community Development District (the “District”) Regular Board Meeting of July 13, 2023, was called to order at 1:00 p.m. the Valencia Bonita Clubhouse located at 16621 Valencia Bonita Boulevard, Bonita Springs, Florida 34135.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Fort Myers News Press* on June 23, 2023, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman	John Asher	Present
Vice Chairman	Craig Callis	Present
Supervisor	Maria Menendez	Absent
Supervisor	Richard Norwalk	Absent
Supervisor	Larry Portnoy	Present

Staff presented included the following:

District Manager	Kathleen Meneely	Special District Services, Inc.
District Counsel	Kyle McGee (via phone)	Kutak Rock
District Engineer	Ted Tryka	Agnoli Barber & Brundage, Inc.

Also present was Clayton Ratliff of GL Homes.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

F. APPROVAL OF MINUTES

1. March 9, 2023, Regular Board Meeting

The minutes of the March 9, 2023, Regular Board Meeting were presented for Board consideration.

A **motion** was made by Mr. Portnoy, seconded by Mr. Asher and passed unanimously approving the minutes of the March 9, 2023, Regular Board Meeting, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

G. PUBLIC HEARING
1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in the *Fort Myers News Press* on June 23, 2023, and June 30, 2023, as legally required.

2. Receive Public Comment on Fiscal Year 2023/2024 Final Budget

There was no public comment on the Fiscal Year 2023/2024 Final Budget.

3. Consider Resolution No. 2023-05 – Adopting a Fiscal Year 2023/2024 Final Budget

Resolution No. 2023-05 was presented, entitled:

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) 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.

A **motion** was made by Mr. Portnoy, seconded by Mr. Callis and passed unanimously adopting Resolution No. 2023-05, as presented.

4. Consider Resolution No. 2023-06 – Adopting a Fiscal Year 2023/2024 Annual Assessment

Resolution No. 2023-06 was presented, entitled:

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING 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.

A **motion** was made by Mr. Asher, seconded by Mr. Portnoy and passed unanimously adopting Resolution No. 2023-06, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

Supervisor Richard Norwalk arrived at approximately 1:04 p.m. via telephone.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. NEW BUSINESS

1. Consider Resolution No. 2023-07 – Adopting a Fiscal Year 2023/2024 Meeting Schedule

Resolution No. 2023-07 was presented, entitled:

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2023/2024; AND PROVIDING FOR AN EFFECTIVE DATE

A **motion** was made by Mr. Asher, seconded by Mr. Callis and passed unanimously adopting Resolution No. 2023-07, as presented.

2. Consider Resolution No. 2023-08 – Adopting a Records Retention Policy

Resolution No. 2023-08 was presented, entitled:

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT ADOPTING CERTAIN AMENDMENTS TO THE DISTRICT'S RECORD RETENTION POLICY; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mr. McGee advised that this resolution amends the previous policy and classifies electronic messages that have no administrative value as disposable.

A **motion** was made by Mr. Portnoy, seconded by Mr. Asher and passed unanimously adopting Resolution No. 2023-08, as presented.

J. ADMINISTRATIVE MATTERS

Ms. Meneely advised, effective January 1, 2024, all District Supervisors will be required to complete four hours of ethics training annually. She added that staff would keep the Board updated on guidance for these classes.

Ms. Meneely went over the upcoming meeting schedule of August 10, Sept 14 and the need to meet in October or November regarding the amended budget. There was a consensus of the Board to cancel the August and September meetings and to confer with Mr. Ratliff which month to hold the amended budget hearing.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 1:18 p.m. on a **motion** made by Mr. Asher, seconded by Mr. Portnoy and passed unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Corkscrew Crossing Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 9th day of November, 2023.

ATTEST:

**CORKSCREW CROSSING
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Corkscrew Crossing
Community Development District

**Amended Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

- I **AMENDED FINAL OPERATING FUND BUDGET**
- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
O&M (Operations & Maintenance) Assessments	0	0	0
Developer Contribution	87,875	65,906	65,906
Debt Assessments	0	0	0
Other Revenue (Reimbursement Of Bond Related Expenditures)	0	16,796	16,796
Interest Income	0	450	437
Total Revenues	\$ 87,875	\$ 83,152	\$ 83,139
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	36,000	36,000	36,000
Legal	30,000	21,000	17,450
Assessment Roll	0	5,000	5,000
Audit Fees	0	3,200	3,200
Arbitrage Rebate Fee	0	0	0
Insurance	6,000	5,000	5,000
Legal Advertisements	7,500	10,200	9,637
Miscellaneous	1,500	1,000	540
Postage	200	780	764
Office Supplies	1,500	1,760	1,749
Dues & Subscriptions	175	175	175
Website Management & ADA Compliance	3,000	3,000	3,000
Trustee Fees	0	0	0
Continuing Disclosure Fee	0	0	0
Total Administrative Expenditures	85,875	87,115	82,515
Maintenance Expenditures			
Engineering/Inspections	1,000	6,000	3,675
Miscellaneous Maintenance	1,000	0	0
Total Maintenance Expenditures	2,000	6,000	3,675
Total Expenditures	\$ 87,875	\$ 93,115	\$ 86,190
REVENUES LESS EXPENDITURES	\$ -	\$ (9,963)	\$ (3,051)
Bond Payments	0	0	0
BALANCE	\$ -	\$ (9,963)	\$ (3,051)
County Appraiser & Tax Collector Fee	0	0	0
Discounts For Early Payments	0	0	0
EXCESS/ (SHORTFALL)	\$ -	\$ (9,963)	\$ (3,051)
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (9,963)	\$ (3,051)

Fund Balance As Of 9/30/2022	
Projected FY 2022/2023 Activity	
Fund Balance As Of 9/30/2023	

\$10,421
(\$9,963)
\$458

AMENDED FINAL BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2022
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	0	17,429	17,329
NAV Assessment Collection	0	0	0
Transfer from Construction Fund	0	8,447	8,447
Bond Proceeds	0	872,085	872,085
Total Revenues	\$ -	\$ 897,961	\$ 897,861
EXPENDITURES			
Principal Payments	0	0	0
Interest Payments	0	136,478	136,478
Bond Redemption	0	0	0
Total Expenditures	\$ -	\$ 136,478	\$ 136,478
Excess/ (Shortfall)	\$ -	\$ 761,483	\$ 761,383

FUND BALANCE AS OF 9/30/22	\$0
FY 2022/2023 ACTIVITY	\$761,483
FUND BALANCE AS OF 9/30/23	\$761,483

Notes

Reserve Fund Balance = \$416,569*. Revenue Account Balance = \$9,279*.

Interest Account Balance = \$335,635*.

Interest Account Balance To Be Used To Make 11/1/2023 Interest Payment Of \$319,039.

Capital Projects Bond Proceeds = \$11,797,915. Total Bond Proceeds = \$12,670,000.

FY 2022/2023 Cost Of Issuance = \$469,696.

Fiscal Year 2022/2023 Capital Outlay = \$5,116,638.

* Approximate Amounts

Series 2023 Bond Information

Original Par Amount =	\$12,670,000	Annual Principal Payments Due:
Interest Rate =	4.125% - 5.30%	May 1st
Issue Date =	February 2023	Annual Interest Payments Due:
Maturity Date =	May 2053	November 1st
Par Amount As Of 9/30/23 =	\$12,670,000	