



**CORKSCREW CROSSING  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
MAY 9, 2024  
1:00 P.M.**

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

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

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CORKSCREW CROSSING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
The River Creek Sales Office  
12776 Springbrook Court  
Estero, Florida 33928  
**REGULAR BOARD MEETING**  
May 9, 2024  
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. November 9, 2023 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 5
  - 2. Discussion Regarding Required Ethics Training.....Page 13
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

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 May 9, 2024, 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](http://www.corkscrewcrossingcdd.org)

PUBLISH: FT MYERS NEWS PRESS 04/30/24

**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 9, 2023**

**A. CALL TO ORDER**

The Corkscrew Crossing Community Development District (the “District”) Regular Board Meeting of November 9, 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 November 1, 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	Present
Supervisor	Larry Portnoy	Absent

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. July 13, 2023, Public Hearing & Regular Board Meeting**

The minutes of the July 13, 2023, Public Hearing & Regular Board Meeting were presented for Board consideration.

A **motion** was made by Mr. Norwalk, seconded by Mr. Asher and passed unanimously approving the minutes of the July 23, 2023, Public Hearing & Regular Board Meeting, as presented.

## **G. OLD BUSINESS**

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

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2023-09 – Adopting a Fiscal Year 2022/2023 Amended Budget**

Resolution No. 2023-09 was presented, entitled:

#### **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.**

A **motion** was made by Mr. Norwalk, seconded by Mr. Ashers and passed unanimously adopting Resolution No. 2023-09, as presented.

## **I. ADMINISTRATIVE MATTERS**

Ms. Meneely went over the upcoming meeting schedule and stated that she would get with Mr. Ratliff regarding the most appropriate months to hold the proposed budget and budget public hearings.

Mr. Tryka stated that pay application #1 was being processed and Mr. Asher stated that payout #2 would be ready shortly. There was general discussion on the turnover of lakes and utilities. Mr. Norwalk asked how long until all were conveyed and Mr. Asher opined that he thought it would be mid-next year as Phase 3 was being worked on now. Ms. Meneely pointed out that the turnover of the lakes was not accounted for in this year’s budget so a developer funding agreement would be necessary to pay for maintenance if the timing is during the current fiscal year. Mr. Ratliff indicated that he would follow up with Mr. Johnson on the issue.

## **J. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

## **K. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 1:08 p.m. on a **motion** made by Mr. Asher, seconded by Mr. Callis and passed unanimously.

**ATTESTED BY:**

---

Secretary/Assistant Secretary

---

Chairperson/Vice-Chair

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and 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 October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 8, 2024

HOUR: 1:00 p.m.

LOCATION: River Creek Sales Office  
12776 Springbrook Court  
Esteros, Florida 33928

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the Village of Esteros and Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF May, 202y43.**

ATTEST:

**CORKSCREW CROSSING COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed FY 2024/2025 Budget



# Corkscrew Crossing Community Development District

**Proposed Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

# **CONTENTS**

- I        PROPOSED BUDGET**
- II       DETAILED PROPOSED BUDGET**
- III      DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV      ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
O&M (Operation & Maintenance) Assessments	238,026
Developer Contribution	0
Debt Assessments	876,986
Other Revenue	0
Interest Income	480
<b>TOTAL REVENUES</b>	<b>\$ 1,115,492</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	37,080
Legal	29,000
Assessment Roll	5,000
Audit Fees	4,400
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	2,750
Miscellaneous	1,350
Postage	200
Office Supplies	1,400
Dues & Subscriptions	175
Website Management & ADA Compliance	3,000
Trustee Fees	4,100
Continuing Disclosure Fee	1,000
<b>Total Administrative Expenditures</b>	<b>\$ 96,105</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	6,000
Miscellaneous Maintenance	1,000
Landscaping	0
Preserve Maintenance	91,000
Lake Littoral Maintenance	6,800
Lake Maintenance	14,100
Lake Native Grass Maintenance	11,600
<b>Total Maintenance Expenditures</b>	<b>\$ 130,500</b>
<b>Total O&amp;M Expenditures</b>	<b>\$ 226,605</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 888,887</b>
Bond Payments	(833,137)
<b>BALANCE</b>	<b>\$ 55,750</b>
County Appraiser & Tax Collector Fee	(11,150)
Discounts For Early Payments	(44,600)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M (Operation & Maintenance) Assessments	0	248,435	238,028	Expenditures Less Interest/.95
Developer Contribution	65,906	0	0	
Debt Assessments	0	886,316	876,986	Bond Payments/.95
Other Revenue	16,796	0	0	
Interest Income	507	240	480	Interest Projected At \$40 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 83,209</b>	<b>\$ 1,134,991</b>	<b>\$ 1,115,492</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	36,000	36,000	37,080	CPI Adjustment (Capped At 3%)
Legal	17,450	30,000	29,000	
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,200	4,300	4,400	Accepted Amount For 2023/2024 Audit
Arbitrage Rebate Fee	0	650	650	No Change From 2023/2024 Budget
Insurance	5,000	6,000	6,000	FY 2023/2024 Expenditure Was \$5,375
Legal Advertisements	9,637	3,000	2,750	Expenditure Was Higher In 22/23 Due To Bond Issue
Miscellaneous	540	1,500	1,350	\$150 Decrease From 2023/2024 Budget
Postage	764	200	200	No Change From 2023/2024 Budget
Office Supplies	1,749	1,500	1,400	Expenditure Was Higher In 22/23 Due To Bond Issue
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	3,000	3,000	3,000	\$250 X 12 Months
Trustee Fees	0	4,100	4,100	Commences In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	1,000	1,000	No Change From 2023/2024 Budget
<b>Total Administrative Expenditures</b>	<b>\$ 82,515</b>	<b>\$ 96,425</b>	<b>\$ 96,105</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	5,662	6,000	6,000	
Miscellaneous Maintenance	0	1,000	1,000	
Landscaping	0	10,000	0	Line Item Eliminated
Preserve Maintenance	0	105,432	91,000	
Lake Littoral Maintenance	0	0	6,800	
Lake Maintenance	0	14,912	14,100	Lakes Being Conveyed To The District
Lake Native Grass Maintenance	0	0	11,600	
<b>Total Maintenance Expenditures</b>	<b>\$ 5,662</b>	<b>\$ 137,344</b>	<b>\$ 130,500</b>	
<b>Total O&amp;M Expenditures</b>	<b>\$ 88,177</b>	<b>\$ 233,769</b>	<b>\$ 226,605</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ (4,968)</b>	<b>\$ 901,222</b>	<b>\$ 888,887</b>	
Bond Payments	0	(833,137)	(833,137)	2025 P & I Payments
<b>BALANCE</b>	<b>\$ (4,968)</b>	<b>\$ 68,085</b>	<b>\$ 55,750</b>	
County Appraiser & Tax Collector Fee	0	(22,695)	(11,150)	One Percent Of Total Assessment Roll
Discounts For Early Payments	0	(45,390)	(44,600)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (4,968)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	17,328	100	500	Projected Interest For 2024/2025
NAV Tax Collection	0	833,137	833,137	Maximum Debt Service Collection
Bond Proceeds	872,085	0	0	
<b>Total Revenues</b>	<b>\$ 889,413</b>	<b>\$ 833,237</b>	<b>\$ 833,637</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	195,000	205,000	Principal Payment Due In 2025
Interest Payments	136,478	634,056	625,806	Interest Payment Due In 2025
Bond Redemption	0	4,181	2,831	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 136,478</b>	<b>\$ 833,237</b>	<b>\$ 833,637</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 752,935</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2023 Bond Information**

Original Par Amount = \$12,670,000      Annual Principal Payments Due = May 1st

Interest Rate = 4.125% - 5.3%      Annual Interest Payments Due = May 1st & November 1st

Issue Date = February 2023

Maturity Date = May 2053

Par Amount As Of 3/1/24 = \$12,670,000

**Corkscrew Crossing Community Development District  
Assessment Comparison**

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
O & M Assessment For 50' Single Family Units	\$ -	\$ 448.44	\$ 429.66
<u>Debt Assessment For 50' Single Family Units</u>	<u>\$ -</u>	<u>\$ 1,600.00</u>	<u>\$ 1,583.01</u>
<b>Total For 50' Single Family Units</b>	<b>\$ -</b>	<b>\$ 2,048.44</b>	<b>\$ 2,012.67</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 0.5% County Tax Collector Fee
- 0.5% County Property Appraiser Fee

**Overall County Fees Percentage  
Was Lowered From 2% In  
Fiscal Year 2023/2024 to  
1% In 2024/2025**

Community Information:

50' Single Family Units	554
-------------------------	-----



## **Ethics Training**

Beginning in 2024, District Supervisors are required to complete four (4) hours of ethics training annually. Below are links to two training sessions that will, upon completion, satisfy the training requirement. *Beginning with the 2024 Form 1, District Supervisors will be required to confirm that they have completed the training each year.*

- **State Ethics Laws for Constitutional Officers & Elected Municipal Officers**
  - <https://www.youtube.com/watch?v=U8JktIMKzyl>
- **Public Meetings and Public Records Law**
  - <https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

Both links can be found on SDS' website, at [www.sdsinc.org/links](http://www.sdsinc.org/links).

The Florida Association of Special Districts (FASD) also offers a training option through Florida State University's Florida Institute of Government. If your special district is a member of FASD, the cost for this special district-specific ethics training is \$49.00 for each district official.

If your special district is NOT a member of FASD, the cost for this special district-specific ethics training is \$79.00 for each district official.

Information on the FASD course can be found at <https://www.fasd.com/ethics-for-special-districts>.