



# **CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
OCTOBER 10, 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**  
October 10, 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. August 8, 2024 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 6
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Corkscrew Crossing Community Development District will hold Regular Meetings in the RiverCreek Sales Office, 12776 Springbrook Court, Estero, Florida 33928 at 1:00 p.m. on the following dates:

October 10, 2024

January 9, 2025

April 10, 2025

May 8, 2025

July 10, 2025

August 14, 2025

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the Districts website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT

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

No.10585985 Sept. 24, 2024

**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
AUGUST 8, 2024**

**A. CALL TO ORDER**

The Corkscrew Crossing Community Development District (the “District”) Regular Board Meeting of August 8, 2024, was called to order at 1:05 p.m. the River Creek Sales Office located at 12776 Springbrook Court, Estero, Florida 33928.

**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 July 19, 2024, and July 26, 2024, 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. May 9, 2024, Regular Board Meeting**

The minutes of the May 9, 2024, Regular Board Meeting were presented for Board consideration.

A **motion** was made by Mr. Callis, seconded by Mr. Norwalk and passed unanimously approving the minutes of the May 9, 2024, 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 July 19, 2024, and July 26, 2024, as legally required.

**2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget**

There was no public comment on the Fiscal Year 2024/2025 Final Budget.

**3. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget**

Resolution No. 2024-02 was presented, entitled:

**RESOLUTION 2024-02**

**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, 2024 AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Asher, seconded by Mr. Callis and passed unanimously adopting Resolution No. 2024-02, as presented.

**4. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Annual Assessment**

Resolution No. 2024-03 was presented, entitled:

**RESOLUTION 2024-03**

**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 2024/2025; 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.**

Mr. McGee went over the resolution. Mr. Norwalk asked about the deficit and Mr. Ratliff stated that the developer pays that per lot.

A **motion** was made by Mr. Asher, seconded by Mr. Norwalk and passed unanimously adopting Resolution no. 2024-03, as presented.

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

## **H. OLD BUSINESS**

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

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule**

Resolution No. 2024-04 was presented, entitled:

#### **RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024/2025; AND PROVIDING FOR AN EFFECTIVE DATE**

There was a consensus of the Board to publish a meeting schedule for October 10, 2024, January 9, 2025, April 10, 2025, May 8, 2025, July 10, 2025, and August 14, 2025.

Mr. Asher asked about turnover to resident seats and Mr. McGee explained that happens during the next election period when it is certified that there are 250 registered voters or 6 years.

A **motion** was made by Mr. Norwalk, seconded by Mr. Callis and passed unanimously adopting Resolution No. 2024-04, as amended.

### **2. Consider Resolution No. 2024-05 – Adopting Goals and Objectives**

Resolution No. 2024-05 was presented, entitled:

#### **RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McGee went over the legislation requiring goals and objectives to be completed by October 1.

A **motion** was made by Mr. Norwalk, seconded by Mr. Asher and passed unanimously adopting Resolution No. 2024-05, as presented.

### **3. Consider Assignment and Assumption of Professional Services Agreement**

Mr. Tryka stated that Agnoli had been acquired by LJA Engineering but everything else, including staffing and rates, will remain the same.

A **motion** was made by Mr. Asher, seconded by Mr. Norwalk and passed unanimously approving the Assignment and Assumption of Professional Services Agreement between the District and LJA Engineering, as presented.

#### **J. ADMINISTRATIVE MATTERS**

Ms. Meneely advised that the next meeting was scheduled for October 10, 2024, and would include the amended budget. She also reminded the Board that the Landowners' Meeting was scheduled for November 5, 2024, at 1:00 p.m.

#### **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 1:21 p.m. on a **motion** made by Mr. Asher, seconded by Mr. Norwalk and passed unanimously.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

**RESOLUTION NO. 2024-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 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 2023/2024 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 10<sup>th</sup> day of October, 2024.

**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 2023/2024  
October 1, 2023 - September 30, 2024**

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**AMENDED FINAL BUDGET**  
**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 8/31/24
<b>REVENUES</b>			
O&M (Operations & Maintenance) Assessments	248,435	158,858	158,858
O&M (Operations & Maintenance) - Direct Bill	0	84,306	84,306
Debt Assessments	886,316	566,413	566,413
Debt Assessments - Direct Bill	0	300,800	300,800
Interest Income	240	9,300	9,230
<b>Total Revenues</b>	<b>\$ 1,134,991</b>	<b>\$ 1,119,677</b>	<b>\$ 1,119,607</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures</b>			
Supervisor Fees	0	0	0
Management	36,000	36,000	33,000
Legal	30,000	10,000	5,405
Assessment Roll	5,000	5,000	0
Audit Fees	4,300	4,300	4,300
Arbitrage Rebate Fee	650	650	0
Insurance	6,000	5,375	5,375
Legal Advertisements	3,000	2,200	1,181
Miscellaneous	1,500	500	214
Postage	200	150	143
Office Supplies	1,500	200	134
Dues & Subscriptions	175	175	175
Website Management & ADA Compliance	3,000	3,000	2,750
Trustee Fees	4,100	4,246	4,246
Continuing Disclosure Fee	1,000	1,000	0
<b>Total Administrative Expenditures</b>	<b>96,425</b>	<b>72,796</b>	<b>56,923</b>
<b>Maintenance Expenditures</b>			
Engineering/Inspections	6,000	6,000	3,233
Miscellaneous Maintenance	1,000	1,000	0
Landscaping	10,000	5,000	0
Preserve Maintenance	105,432	100,000	50,000
Lake Bank Maintenance	14,912	22,000	18,792
<b>Total Maintenance Expenditures</b>	<b>137,344</b>	<b>134,000</b>	<b>72,025</b>
<b>Total Expenditures</b>	<b>\$ 233,769</b>	<b>\$ 206,796</b>	<b>\$ 128,948</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 901,222</b>	<b>\$ 912,881</b>	<b>\$ 990,659</b>
Bond Payments	(833,137)	(844,607)	(844,607)
<b>BALANCE</b>	<b>\$ 68,085</b>	<b>\$ 68,274</b>	<b>\$ 146,052</b>
County Appraiser & Tax Collector Fee	(22,695)	(1,005)	(1,005)
Discounts For Early Payments	(45,390)	(28,290)	(28,290)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 38,979</b>	<b>\$ 116,757</b>
Carryover From Prior Year	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 38,979</b>	<b>\$ 116,757</b>

Fund Balance As Of 9/30/2023
Projected FY 2023/2024 Activity
Fund Balance As Of 9/30/2024

\$5,453
\$38,979
\$44,432

**AMENDED FINAL BUDGET**  
**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2022**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24</b>	<b>AMENDED FINAL BUDGET 10/1/23 - 9/30/24</b>	<b>YEAR TO DATE ACTUAL 10/1/23 - 8/31/24</b>
<b>REVENUES</b>			
Interest Income	100	40,900	40,824
NAV Assessment Collection	833,137	300,800	300,800
Transfer from Construction Fund	0	543,807	543,807
<b>Total Revenues</b>	<b>\$ 833,237</b>	<b>\$ 885,507</b>	<b>\$ 885,431</b>
<b>EXPENDITURES</b>			
Principal Payments	195,000	195,000	195,000
Interest Payments	634,056	638,078	638,078
Bond Redemption	4,181	0	0
<b>Total Expenditures</b>	<b>\$ 833,237</b>	<b>\$ 833,078</b>	<b>\$ 833,078</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 52,429</b>	<b>\$ 52,353</b>

FUND BALANCE AS OF 9/30/23	\$761,383
FY 2023/2024 ACTIVITY	\$52,429
FUND BALANCE AS OF 9/30/24	\$813,812

Notes

Reserve Fund Balance = \$416,569\*. Revenue Account Balance = \$397,243\*.

Interest Account Balance To Be Used To Make 11/1/2024 Interest Payment Of \$315,017.

\* 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 9/30/24 = \$12,475,000