



**CORKSCREW CROSSING
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
NOVEMBER 14, 2024
1:00 P.M.**

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

www.corkscrewcrossingedd.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
November 14, 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
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 14, 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

11/4/24 10720335

**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:

Secretary/Assistant Secretary

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 14th day of November, 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**

CONTENTS

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

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
REVENUES			
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
Total Revenues	\$ 1,134,991	\$ 1,119,677	\$ 1,119,607
EXPENDITURES			
Administrative Expenditures			
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
Total Administrative Expenditures	96,425	72,796	56,923
Maintenance Expenditures			
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
Total Maintenance Expenditures	137,344	134,000	72,025
Total Expenditures	\$ 233,769	\$ 206,796	\$ 128,948
REVENUES LESS EXPENDITURES	\$ 901,222	\$ 912,881	\$ 990,659
Bond Payments	(833,137)	(844,607)	(844,607)
BALANCE	\$ 68,085	\$ 68,274	\$ 146,052
County Appraiser & Tax Collector Fee	(22,695)	(1,005)	(1,005)
Discounts For Early Payments	(45,390)	(28,290)	(28,290)
EXCESS/ (SHORTFALL)	\$ -	\$ 38,979	\$ 116,757
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 38,979	\$ 116,757

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

	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
REVENUES			
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
Total Revenues	\$ 833,237	\$ 885,507	\$ 885,431
EXPENDITURES			
Principal Payments	195,000	195,000	195,000
Interest Payments	634,056	638,078	638,078
Bond Redemption	4,181	0	0
Total Expenditures	\$ 833,237	\$ 833,078	\$ 833,078
Excess/ (Shortfall)	\$ -	\$ 52,429	\$ 52,353

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