



CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT

**LEE COUNTY
REGULAR BOARD MEETING
MAY 8, 2025
2:00 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
RiverCreek Clubhouse
20161 Camellia Crosse Lane
Estero, Florida 33928
REGULAR BOARD MEETING
May 8, 2025
2:00 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 14, 2024 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 5
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2025-04-29

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 May 8, 2025, at 2:00 p.m. at the RiverCreek Clubhouse located at 20161 Camellia Crosse Lane, 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.

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

Kathleen Dailey Meneely

District Manager

CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT

www.corkscrewcrossingcdd.org

4/29/25 11249932

**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 14, 2024**

A. CALL TO ORDER

The Corkscrew Crossing Community Development District (the “District”) Regular Board Meeting of November 14, 2024, was called to order at 1:13 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 November 4, 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 via phone
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 (via phone)	Agnoli Barber & Brundage, Inc.

Also present was Clayton Ratliff of GL Homes.

D. ADDITIONS OR DELETIONS TO AGENDA

Ms. Meneely asked that the results of the Landowners’ Election held on November 5, 2024, be certified noting that Messrs. Portnoy and Callis had each received 4-year terms and Mr. Norwalk had received a 2-year term.

A **motion** was made by Mr. Asher, seconded by Mr. Portnoy certifying the election results from the Landowners Election of November 5, 2024.

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. August 8, 2024, Public Hearing & Regular Board Meeting

The minutes of the August 8, 2024, Regular Board Meeting & Public Hearing were presented for Board consideration.

A **motion** was made by Mr. Portnoy, seconded by Mr. Norwalk and passed unanimously approving the minutes of the August 8, 2024, 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. 2024-06 – Adopting a Fiscal Year 2023/2024 Amended Budget

Resolution No. 2024-06 was presented, entitled:

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.

A **motion** was made by Mr. Portnoy, seconded by Mr. Norwalk and passed unanimously adopting Resolution No. 2024-06, as presented.

I. ADMINISTRATIVE MATTERS

Ms. Meneely advised that the upcoming meetings were scheduled for January 9, 2025, and April 10, 2025, and noted that they would be cancelled if there were no actionable items. She also reminded the Board that the proposed budget was scheduled to be presented at the meeting scheduled for May 8, 2025.

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 1:17 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 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 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, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); 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 2025/2026 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: July 10, 2025

HOUR: 1:00 p.m.

LOCATION: RiverCreek Clubhouse
20161 Camellia Lane
Estero, 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 Estero 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 8th DAY OF May, 2025.

ATTEST:

**CORKSCREW CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed FY 2025/2026 Budget

Corkscrew Crossing Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	237,919
Debt Assessments	876,986
Other Revenue	0
Interest Income	1,200
TOTAL REVENUES	\$ 1,116,105
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	38,148
Legal	21,000
Assessment Roll	5,000
Audit Fees	4,500
Arbitrage Rebate Fee	500
Insurance	6,800
Legal Advertisements	2,600
Miscellaneous	1,200
Postage	200
Office Supplies	900
Dues & Subscriptions	175
Website Management & ADA Compliance	3,000
Trustee Fees	4,300
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 89,323
Maintenance Expenditures	
Engineering/Inspections	6,000
Miscellaneous Maintenance	1,000
Preserve Maintenance	91,000
Lake Littoral Maintenance	6,800
Lake Maintenance	21,500
Lake Native Grass Maintenance	11,600
Total Maintenance Expenditures	\$ 137,900
Total O&M Expenditures	\$ 227,223
REVENUES LESS EXPENDITURES	\$ 888,882
Bond Payments	(833,137)
BALANCE	\$ 55,745
County Appraiser & Tax Collector Fee	(11,149)
Discounts For Early Payments	(44,596)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O&M (Operation & Maintenance) Assessments	245,058	238,026	237,919	Expenditures Less Interest/.95
Debt Assessments	867,213	876,986	876,986	Bond Payments/.95
Other Revenue	0	0	0	
Interest Income	9,661	480	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 1,121,932	\$ 1,115,492	\$ 1,116,105	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	36,000	37,080	38,148	CPI Adjustment
Legal	5,846	29,000	21,000	
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,300	4,400	4,500	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	500	650	500	\$150 Decrease From 2024/2025 Budget
Insurance	5,375	6,000	6,800	Insurance Estimate
Legal Advertisements	1,416	2,750	2,600	\$150 Decrease From 2024/2025 Budget
Miscellaneous	212	1,350	1,200	\$150 Decrease From 2024/2025 Budget
Postage	150	200	200	No Change From 2024/2025 Budget
Office Supplies	227	1,400	900	\$500 Decrease From 2024/2025 Budget
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	4,246	4,100	4,300	\$200 Increase From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
Total Administrative Expenditures	\$ 67,447	\$ 96,105	\$ 89,323	
Maintenance Expenditures				
Engineering/Inspections	3,721	6,000	6,000	No Change From 2024/2025 Budget
Miscellaneous Maintenance	0	1,000	1,000	No Change From 2024/2025 Budget
Preserve Maintenance	75,000	91,000	91,000	No Change From 2024/2025 Budget
Lake Littoral Maintenance	0	6,800	6,800	No Change From 2024/2025 Budget
Lake Maintenance	20,500	14,100	21,500	\$7,400 Increase From 2024/2025 Budget
Lake Native Grass Maintenance	0	11,600	11,600	No Change From 2024/2025 Budget
Total Maintenance Expenditures	\$ 99,221	\$ 130,500	\$ 137,900	
Total O&M Expenditures	\$ 166,668	\$ 226,605	\$ 227,223	
REVENUES LESS EXPENDITURES	\$ 955,264	\$ 888,887	\$ 888,882	
Bond Payments	(844,607)	(833,137)	(833,137)	2026 P & I Payments
BALANCE	\$ 110,657	\$ 55,750	\$ 55,745	
County Appraiser & Tax Collector Fee	(866)	(11,150)	(11,149)	One Percent Of Total Assessment Roll
Discounts For Early Payments	(28,290)	(44,600)	(44,596)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 81,501	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	44,425	500	1,500	Projected Interest For 2025/2026
NAV Tax Collection	844,607	833,137	833,137	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Total Revenues	\$ 889,032	\$ 833,637	\$ 834,637	
EXPENDITURES				
Principal Payments	195,000	205,000	215,000	Principal Payment Due In 2026
Interest Payments	638,078	625,806	617,143	Interest Payment Due In 2026
Bond Redemption	0	2,831	2,494	Estimated Excess Debt Collections
Total Expenditures	\$ 833,078	\$ 833,637	\$ 834,637	
Excess/ (Shortfall)	\$ 55,954	\$ -	\$ -	

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 1/1/25 =	\$12,475,000		

Corkscrew Crossing Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M Assessment For 50' Single Family Units	\$ 448.44	\$ 429.66	\$ 429.47
<u>Debt Assessment For 50' Single Family Units</u>	<u>\$ 1,600.00</u>	<u>\$ 1,583.01</u>	<u>\$ 1,583.01</u>
Total For 50' Single Family Units	\$ 2,048.44	\$ 2,012.67	\$ 2,012.48

* 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