



**CORKSCREW CROSSING
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
APRIL 9, 2026
2:00 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
RiverCreek Clubhouse
20161 Camellia Crosse Lane
Estero, Florida 33928
REGULAR BOARD MEETING
April 9, 2026
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. October 9, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 5
- I. Administrative Matters
 - 1. Consider Resignation and Appointment to Board Vacancy.....Page 13
 - 2. Administer Oath of Office and Review Board Member Duties and Responsibilities
- J. Board Member Comments
- K. Adjourn

Publication Date
2026-04-01

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 April 9, 2026, 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

4/1/202612199949

**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 9, 2025**

A. CALL TO ORDER

The Corkscrew Crossing Community Development District (the “District”) Regular Board Meeting of October 9, 2025, was called to order at 2:00 p.m. the RiverCreek Clubhouse located at 20161 Camellia Crosse Lane, 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 September 30, 2025 as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, 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

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 10, 2025, Public Hearing & Regular Board Meeting

The minutes of the July 10, 2025, Public Hearing & Regular Board Meeting were presented for Board consideration.

A **motion** was made by Mr. Asher, seconded by Mr. Callis and passed unanimously approving the minutes of the July 10, 2025, 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. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-05 was presented, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Portnoy, seconded by Mr. Callis and passed unanimously adopting Resolution No. 2025-05, as presented.

2. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report

Resolution No. 2025-06 was presented, entitled:

RESOLUTION NO. 2025-06

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

A **motion** was made by Mr. Portnoy, seconded by Mr. Asher and passed unanimously adopting Resolution No. 2025-06, as presented.

3. Consider Audit Renewal

Ms. Meneely noted that this renewal was with Grau & Associates.

A **motion** was made by Mr. Portnoy, seconded by Mr. Callis and passed unanimously approving the audit renewal with Grau & Associates, as presented.

4. Consider 2025 and 2026 Agreement with Superior Waterway Services, Inc. for Lake and Bank Maintenance

Ms. Meneely noted these contracts cover June - Sept of 2025 and Oct 2025 – Sept of 2026.

A **motion** was made by Mr. Callis, seconded by Mr. Asher and passed unanimously approving the 2025 and 2026 agreement with Superior Waterway Services, Inc. for lake and bank maintenance, as presented.

I. ADMINISTRATIVE MATTERS

Ms. Meneely went over the upcoming meeting schedule of January 8, 2026, and April 9, 2026. It was the consensus of the Board to cancel their January 8th meeting.

Mr. Behn reminded the Board to complete their 4 hours of ethics training before the end of the year.

J. BOARD MEMBER COMMENTS

There were no further Board Member comments.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 2:08 p.m. on a **motion** made by Mr. Portnoy, seconded by Mr. Asher and passed unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 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, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); 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 2026/2027 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 9, 2026

HOUR: 2:00 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 9th DAY OF April, 2026.

ATTEST:

**CORKSCREW CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed FY 2026/2027 Budget

Corkscrew Crossing Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	207,624
Debt Assessments	876,986
Other Revenue	0
Interest Income	1,500
TOTAL REVENUES	\$ 1,086,110
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	39,168
Legal	19,000
Assessment Roll	5,000
Audit Fees	4,600
Arbitrage Rebate Fee	500
Insurance	6,600
Legal Advertisements	2,500
Miscellaneous	1,100
Postage	200
Office Supplies	700
Dues & Subscriptions	175
Website Management & ADA Compliance	3,000
Trustee Fees	4,300
Continuing Disclosure Fee	1,000
O&M Reserve	20,000
Total Administrative Expenditures	\$ 107,843
Maintenance Expenditures	
Engineering/Inspections	6,000
Miscellaneous Maintenance	1,000
Preserve Maintenance	44,000
Lake Littoral Maintenance	6,800
Lake Maintenance	21,500
Lake Native Grass Maintenance	11,600
Total Maintenance Expenditures	\$ 90,900
Total O&M Expenditures	\$ 198,743
REVENUES LESS EXPENDITURES	\$ 887,367
Bond Payments	(833,137)
BALANCE	\$ 54,230
County Appraiser & Tax Collector Fee	(10,846)
Discounts For Early Payments	(43,384)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M (Operation & Maintenance) Assessments	240,973	209,498	207,624	Expenditures Less Interest/.95
Debt Assessments	876,989	876,986	876,986	Bond Payments/.95
Other Revenue	0	0	0	
Interest Income	10,854	1,200	1,500	Interest Projected At \$125 Per Month
TOTAL REVENUES	\$ 1,128,816	\$ 1,087,684	\$ 1,086,110	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	37,080	38,148	39,168	CPI Adjustment
Legal	3,409	21,000	19,000	\$2,000 Decrease From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,400	4,500	4,600	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	500	500	500	No Change From 2025/2026 Budget
Insurance	5,590	6,800	6,600	FY 2025/2026 Expenditure Was \$5,925
Legal Advertisements	2,003	2,600	2,500	\$100 Decrease From 2025/2026 Budget
Miscellaneous	115	1,200	1,100	\$100 Decrease From 2025/2026 Budget
Postage	130	200	200	No Change From 2025/2026 Budget
Office Supplies	249	900	700	\$200 Decrease From 2025/2026 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	4,300	4,300	No Change From 2025/2026 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2025/2026 Budget
O&M Reserve	0	20,000	20,000	O&M Reserve
Total Administrative Expenditures	\$ 66,897	\$ 109,323	\$ 107,843	
Maintenance Expenditures				
Engineering/Inspections	2,806	6,000	6,000	No Change From 2025/2026 Budget
Miscellaneous Maintenance	0	1,000	1,000	No Change From 2025/2026 Budget
Preserve Maintenance	69,000	44,000	44,000	Contracted Amount For 2025/2026
Lake Littoral Maintenance	5,040	6,800	6,800	No Change From 2025/2026 Budget
Lake Maintenance	10,637	21,500	21,500	No Change From 2025/2026 Budget
Lake Native Grass Maintenance	8,802	11,600	11,600	No Change From 2025/2026 Budget
Total Maintenance Expenditures	\$ 96,285	\$ 90,900	\$ 90,900	
Total O&M Expenditures	\$ 163,182	\$ 200,223	\$ 198,743	
REVENUES LESS EXPENDITURES	\$ 965,634	\$ 887,461	\$ 887,367	
Bond Payments	(843,236)	(833,137)	(833,137)	2027 P & I Payments
BALANCE	\$ 122,398	\$ 54,324	\$ 54,230	
County Appraiser & Tax Collector Fee	(1,350)	(10,865)	(10,846)	One Percent Of Total Assessment Roll
Discounts For Early Payments	(41,342)	(43,459)	(43,384)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 79,706	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	36,744	1,500	2,500	Projected Interest For 2026/2027
NAV Tax Collection	843,236	833,137	833,137	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Total Revenues	\$ 879,980	\$ 834,637	\$ 835,637	
EXPENDITURES				
Principal Payments	205,000	215,000	225,000	Principal Payment Due In 2027
Interest Payments	630,034	617,143	608,068	Interest Payment Due In 2027
Bond Redemption	0	2,494	2,569	Estimated Excess Debt Collections
Total Expenditures	\$ 835,034	\$ 834,637	\$ 835,637	
Excess/ (Shortfall)	\$ 44,946	\$ -	\$ -	

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 1/1/26 = \$12,270,000

**Corkscrew Crossing Community Development District
Assessment Comparison**

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M Assessment For 50' Single Family Units	\$ 429.66	\$ 378.16	\$ 374.78
Debt Assessment For 50' Single Family Units	\$ 1,583.01	\$ 1,583.01	\$ 1,583.01
Total For 50' Single Family Units	\$ 2,012.67	\$ 1,961.17	\$ 1,957.79

* Assessments Include the Following :

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

Community Information:

50' Single Family Units 554

RESIGNATION

April 9, 2026

Corkscrew Crossing Community Development District
c/o Specia District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

Ladies and Gentlemen,

The undersigned, N. Maria Menendez, hereby resigns as a Supervisor of the Corkscrew Crossing Community Development District effective as of April 9, 2026.

N. MARIA MENENDEZ

From: vidaz28@aol.com <vidaz28@aol.com>
Sent: Tuesday, December 23, 2025 7:14 AM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Subject: Re: Testing from Julius Vida --CDD

Hi Kathleen, attached is a quick summary for you to consider. My official resume is 5 pages long very boring and detailed for specific job. I hope this is adequate information to be a candidate for a CDD role.

Thank you,

Julius Vida
River Creek
586-707-4447

Julius Vida
20593 Fair Oak Lane
Estero, FL 33928

Education

- Bachelor's Degree in Engineering – Lawrence Technological University
- Masters Degree in Engineering – Rensselaer Technical Institute
- Post Master Degree Studies -Stanford University

Achievements

- Have received several U.S. Patents.
- Authored many safety papers, studies and articles.
- Given many presentations to large audiences.
- Conducted safety training seminars in North America and Overseas.
- Proven effective in meeting timelines and budgets.
- Proven and effective in execution of large complex projects.
- Great skills at solving complex problems.

Experience

Have over 20 years' experience as a Senior Engineer, Staff Engineer and Lead Engineer. Have 15 years' experience as Project Manager and Program Manager with budgets up to 10 million dollars. Managed large complex engineering projects that involve meeting State and Federal guidelines including regulation. Expertise in understating blue prints, CAD design and specifications.

Hobbies

I love the outdoors and enjoy harmony with nature. I have been in Florida for 15 years originally from Michigan. Enjoy the sun, blue skies and traveling.