

**MINUTES OF MEETING  
CODDINGTON COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Coddington Community Development District was held on January 13, 2022 at 11:30 a.m., at the Holiday Inn Express & Suites Bradenton East - Lakewood Ranch, 5464 Lena Rd, Lakewood Ranch, Florida 34211.

**Present at the meeting were:**

Christian Cotter	Chair
Mary Moulton	Vice Chair
Andre Carmack	Assistant Secretary
Ryan Zook (via telephone)	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC (WHA)
Cindy Cerbone (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
John Cavoli (via telephone)	Interim District Engineer
Robert Price (via telephone)	Forestar (USA) Real Estate Group Inc. (Forestar)

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 11:34 a.m. He stated that of the five initial Board Supervisors named in the initial Petition for the District, Ms. Mary Moulton, Mr. Christian Cotter and Mr. Andre Carmack were present in person and Mr. Ryan Zook was attending via telephone. Mr. Ty Vincent was not present at roll call.

**SECOND ORDER OF BUSINESS**

**Public Comments**

This item was presented following the Third Order of Business.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Initial Board of Supervisors *(the following will also be provided in a separate package)***

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Moulton, Mr. Carmack and Mr. Cotter. A Notary at Mr. Zook’s location administered the Oath of Office to him. The Oath of Office would be administered to Mr. Vincent at another time. Mr. Wrathell briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

The Board Members were asked to contact the District Manager and District Counsel with any questions or about any potential voting conflicts. All Board Members were directed to complete and file Form 1 in their County of residence, within 30 days of today.

▪ **Public Comments**

**This item, previously the Second Order of Business, was presented out of order.**

Mr. Price, of Forestar, thanked the Supervisors for serving on the board.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-01. Mr. Cotter nominated the following slate of officers:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Craig Wrathell	Secretary
Ryan Zook	Assistant Secretary

Andre Carmack	Assistant Secretary
Ty Vincent	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2022-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Designating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-02.

**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2022-02, Designating March 2, 2022 at 11:00 a.m., at the Holiday Inn Express & Suites Bradenton East - Lakewood Ranch, 5464 Lena Rd, Lakewood Ranch, Florida 34211 as the Date, Time, and Location for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.**

**ORGANIZATIONAL MATTERS**

**SIXTH ORDER OF BUSINESS**

**Consideration of the Following Organizational Matters:**

- A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
  - Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2022-03 and the Fee Schedule.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC, as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.**

**B. Resolution 2022-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: *KE Law Group, PLLC***

Mr. Wrathell presented Resolution 2022-04 and the Fee Agreement.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-04, Appointing KE Law Group, PLLC as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.**

**C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-05.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District; and Providing for an Effective Date, was adopted.**

**D. Resolution 2022-06, Appointing an Interim District Engineer For The Coddington Community Development District, Authorizing Its Compensation and Providing an Effective Date**

- **Interim Engineering Services Agreement: *Cavoli Engineering, Inc.***

Mr. Wrathell presented Resolution 2022-06. The Fee Schedule outlined in Exhibit A would be sent to the Chair for review, as it was omitted from the agenda package.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-06, Appointing Cavoli Engineering, Inc., as the Interim District Engineer For The Coddington Community Development District, Authorizing Its Compensation, subject to the Chair’s review of the Fee Schedule, and Providing an Effective Date, was adopted.**

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Mr. Wrathell presented the RFQ for Engineering Services.

**On MOTION by Ms. Moulton and seconded by Mr. Carmack, with all in favor, the Request for Qualifications for Engineering Services, and authorizing Staff to advertise, was approved.**

**F. Board Member Compensation: 190.006 (8), F.S.**

The Board Members declined compensation.

**G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date**

This item was deferred.

**H. Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date**

- **Authorization to Obtain General Liability and Public Officers’ Insurance**

Mr. Wrathell presented Resolution 2022-08, which sets forth the support and legal defense of Board Members and Staff, specifically related to their actions carrying out CDD activities.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-08, Setting Forth the Policy of the Coddington Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.**

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, authorizing Staff to Obtain General Liability and Public Officers' insurance, was approved.**

- I. **Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-09.

**On MOTION by Mr. Carmack and seconded by Ms. Moulton, with all in favor, Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.**

- J. **Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2022-10. Records would be kept in perpetuity.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.**

- K. **Resolution 2022-11, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-11. This grants the Chair and the Vice Chair the authority to work with the District Engineer, District Counsel and Staff and to execute certain documents, between meetings, to avoid construction delays.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-11, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-12.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Coddington Community Development District, and Providing for an Effective Date, was adopted.**

**M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

- **Designation of Board of Supervisors as Audit Committee**

Mr. Wrathell presented the RFP For Annual Audit Services and the Auditor Selection Evaluation Criteria.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Request for Proposals for Annual Audit Services and the Auditor Selection Evaluation Criteria, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Selection Committee, was approved.**

**N. Strange Zone, Inc., Quotation #M22-1002 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Mr. Wrathell presented the Strange Zone, Inc., Quotation, in the amount of \$1,679.99. He noted that only statutorily required documents are posted on the CDD website.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Strange Zone, Inc., Quotation #M22-1002 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.**

**O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Mr. Wrathell presented the ADA Site Compliance proposal.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 per year, was approved.**

**P. Resolution 2022-13, To Designate Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**I. Rules of Procedure**

**II. Notices**

- **Notice of Rule Development**
- **Notice of Rulemaking**

These items were included for informational purposes.

Mr. Wrathell presented Resolution 2022-13.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-13, To Designate March 2, 2022 at 11:00 a.m., at the Holiday Inn Express & Suites Bradenton East - Lakewood Ranch, 5464 Lena Rd, Lakewood Ranch, Florida 34211, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**



- Q. Resolution 2022-14, Designating Date, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date**

This item was deferred to the next meeting.

- R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-15 and stated that there is no downside to the CDD in entering into this Agreement.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

- S. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Earlywine explained newly adopted legislation that requires governmental entities to complete a 20-Year Stormwater Management Needs Analysis Report. The first Report is due by June 30, 2022. He suggested authorizing Mr. Cavoli to submit a proposal to prepare and submit the required Report.

**THE FOLLOW SECTION WAS TRANSCRIBED FROM NOTES,  
DUE TO TECHNICAL AUDIO DIFFICULTY**

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, authorizing District Staff to obtain a proposal and for Mr. Cavoli to submit a proposal to prepare and submit the 20-Year Stormwater Management Needs Analysis Report and authorizing the Chair to execute, was approved.**

**BANKING MATTERS**

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Banking Matters:**

- A. Resolution 2022-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-16. Management recommended Truist Bank.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-16, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

**B. Resolution 2022-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-17. The Chair, Treasurer and Assistant Treasurer would be authorized signors.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date, was adopted.**

**BUDGETARY MATTERS**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary Matters:**

**A. Resolution 2022-18, Approving the Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-18. He reviewed the proposed Fiscal Year 2022 budget. He noted that the CDD is Landowner-funded so expenses are funded as incurred.

**On MOTION by Mr. Cotter and seconded by Mr. Commack, with all in favor, Resolution 2022-18, Approving the Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for March 29, 2022 at 11:00 a.m., at the Holiday Inn Express & Suites Bradenton East - Lakewood Ranch, 5464 Lena Rd, Lakewood Ranch, Florida 34211; Addressing Transmittal, Posting and Public Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

**B. Fiscal Year 2021/2022 Budget Funding Agreement**

Mr. Wrathell presented the Fiscal Year 2021/2022 Budget Funding Agreement. Funding requests should be sent to Mr. Cotter.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, the Fiscal Year 2021/2022 Budget Funding Agreement, was approved.**

**C. Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Mr. Wrathell presented Resolution 2022-19.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.**

**D. Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-20.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

- E. **Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-21.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

- F. **Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-22.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SUMMARY TRANSCRIPTION RESUMED**

- G. **Resolution 2022-23 Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-23. The District Manager already has internal controls in place as part of the annual audit process.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing for an Effective Date, was adopted.**

- H. **Consideration of E-Verify Memo with MOU**

Mr. Earlywine explained the E-Verify requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the CDD to enroll with E-Verify and enter into a Memorandum of Understanding (MOU) with E-Verify.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, acknowledging the E-Verify requirements, as set forth in the KE Law Group PLLC Memorandum and authorizing enrollment and utilization of the E-Verify program and for the Chair to execute the DHS E-Verify Memo with Memorandum of Understanding (MOU) for Employers, was approved.**

**BOND FINANCING RELATED MATTERS**

**NINTH ORDER OF BUSINESS**

**Consideration of the Following Bond Financing Related Matters:**

**A. Bond Financing Team Funding Agreement**

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, the Bond Financing Team Funding Agreement between the Coddington Community Development District and Forestar (USA) Real Estate Group, Inc., was approved.**

**B. Engagement of Bond Financing Professionals**

**I. Underwriter/Investment Banker: *FMSbonds, Inc.***

Mr. Wrathall presented the FMSbonds, Inc., Engagement Letter for Underwriters Services and G-17 Disclosure.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the FMSbonds, Inc., Engagement Letter for Underwriter Services and G-17 Disclosure, was approved.**

**II. Bond Counsel: *Nabors, Giblin & Nickerson, P.A.***

Mr. Wrathall presented the Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack with all in favor, the Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement to serve as Bond Counsel, was approved.**

**III. Trustee, Paying Agent and Registrar: *U.S. Bank, P.A.***

Mr. Wrathall presented the U.S. Bank, P.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar.

**On MOTION by Mr. Carmack and seconded by Ms. Moulton with all in favor, the U.S. Bank, P.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.**

**C. Resolution 2022-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-24. The Resolution allows Staff to use the services of the Property Appraiser and Tax Collector, which will be utilized in November, 2022.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-24, Designating March 2, 2022 at 11:00 a.m., at the Holiday Inn Express & Suites Bradenton East - Lakewood Ranch, 5464 Lena Rd, Lakewood Ranch, Florida 34211, as the Date, Time, and Location of a Public Hearing, Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Engineer’s Report**

Mr. Cavoli stated that the version of the Engineer’s Report that was emailed this morning shows the recent changes to the “Roadway” improvement costs. The total estimated

Capital Improvement Plan (CIP) is \$13,394,829. The draft report will be approved in conjunction with adopting Resolution 2022-25 later in the meeting.

**E. Presentation of Master Special Assessment Methodology Report**

Mr. Wrathell presented the Preliminary Master Special Assessment Methodology Report, dated January 13, 2022. Revisions would be made to coincide with the recent changes in the Engineer’s Report and associated exhibits. The estimated total CIP is \$13,394,829. The draft report will be approved in conjunction with adopting Resolution 2022-25 later in the meeting.

**F. Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location Of The Proposed Improvements; Declaring The Total Estimated Cost Of The Improvements, The Portion To Be Paid By Assessments, And The Manner And Timing In Which The Assessments Are To Be Paid; Designating The Lands Upon Which The Assessments Shall Be Levied; Providing For An Assessment Plat And A Preliminary Assessment Roll; Addressing the Setting Of Public Hearings; Providing For Publication Of This Resolution; And Addressing Conflicts, Severability And an Effective Date**

Mr. Wrathell presented Resolution 2022-25 and read the title.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location Of The Proposed Improvements; Declaring The Total Estimated Cost Of The Improvements, The Portion To Be Paid By Assessments, And The Manner And Timing In Which The Assessments Are To Be Paid; Designating The Lands Upon Which The Assessments Shall Be Levied; Providing For An Assessment Plat And A Preliminary Assessment Roll; Addressing the Setting Of Public Hearings for March 2, 2022 at 11:00 a.m., at the Holiday Inn Express & Suites Bradenton East - Lakewood Ranch, 5464 Lena Rd, Lakewood Ranch, Florida 34211; Providing For Publication Of This Resolution; And Addressing Conflicts, Severability And an Effective Date, was adopted.**

**G. Resolution 2022-26, Authorizing the Issuance of Not to Exceed \_\_\_\_\_ Coddington Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program;**

**Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date**

Mr. Earlywine presented Resolution 2022-26, which accomplishes the following:

- Authorizes the filing of the Bond Validation Complaint with the Circuit Court to issue bonds in an amount not to exceed \$17,335,000.
- Approves the Master Trust Indenture.
- Appoints US Bank, N.A., as the Bond Trustee.

He recommended Resolution 2022-26 for adoption.

**On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-26, Authorizing the Issuance of Not to Exceed \$17,335,000 Coddington Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *KE Law Group, PLLC***

Mr. Earlywine anticipated filing for validation next week. He would provide an update about the validation hearing date at the next meeting. He thought April or May would be the earliest opportunity to issue bonds.

**B. District Engineer (Interim): *Cavoli Engineering, Inc.***

Mr. Cavoli stated he would email updated reports as necessary.

Mr. Earlywine asked if there was interest in obtaining appraisals of the stormwater and utilities for Phase I that are being conveyed to the CDD and would subsequently be conveyed to the County or appropriate entity. Discussion ensued regarding the status of the projects. It was noted that the stormwater project is 90% completed and the utilities for Phase 1 were 70% to 80% completed and the utilities for Phase 2 were only 10% completed. Mr. Earlywine will contact Forestar about whether to proceed with obtaining appraisals.



Staff was asked to contact Megan, Mr. Price and Mr. Cotter with questions related to platting and HOA documents.

**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, authorizing Staff to obtain an appraisal of the land being acquired by the CDD, subject to confirmation from Mr. Earlywine to proceed, was approved.**

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

There was no report.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the meeting adjourned at 12:43 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair