

**MINUTES OF MEETING
CODDINGTON COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Coddington Community Development District held a Public Hearing and Regular Meeting on March 29, 2022, at 11:00 a.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

Present at the meeting were:

Christian Cotter	Chair
Ty Vincent	Assistant Secretary
Andre Carmack	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Jere Earlywine (via telephone)	District Counsel
Cynthia Wilhelm (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:02 a.m. Supervisors Cotter, Carmack and Vincent were present. Supervisors Zook and Moulton were not present. He noted that, for quorum purposes, the Oath of Office was administered to Mr. Vincent prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors Ty Vincent and Ryan Zook (*the following will be provided in a separate package*)

This item was addressed during the first order of business.

- 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**

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-33, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented the proposed Fiscal Year 2021/2022 budget.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Public Hearing was opened.

There were no public comments.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2022-33 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-33, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-34, Delegating to the Chairman of the Board of Supervisors of Coddington Community

Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Coddington Community Development District Capital Improvement Revenue Bonds, Series 2022, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2022 Bonds") in Order to Finance the Capital Improvement Plan; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2022 Bonds; Approving a Negotiated Sale of the Series 2022 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2022 Bonds; Approving the Form of the Series 2022 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2022 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection With the Issuance, Sale and Delivery of the Series 2022 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required In Connection With the Acquisition And Construction of the Capital Improvement Plan; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2022-34, which accomplishes the following: :

- Delegates authority to enter into a bond purchase contract to the Chair, so long as the terms of the purchase contract are within the parameters attached to the Resolution.
- Approves the forms of documents needed to market and sell the bonds, including the Bond Purchase Contract, the Master and Supplemental Trust Indentures, the Preliminary Limited Offering Memorandum (PLOM) and Continuing Disclosure Agreement (CDA).

Ms. Wilhelm reviewed the Schedule I Parameters, including the Maximum Principal Amount, Maximum Coupon Rate, Underwriting Discount, Not to Exceed (NTE) Maturity Date and the Redemption Provisions.

On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, Resolution 2022-34, Delegating to the Chairman of the Board of Supervisors of Coddington Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Coddington Community Development District Capital Improvement Revenue Bonds, Series 2022, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2022 Bonds") in Order to Finance the Capital Improvement Plan; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2022 Bonds; Approving a Negotiated Sale of the Series 2022 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2022 Bonds; Approving the Form of the Series 2022 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2022 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection With the Issuance, Sale and Delivery of the Series 2022 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required In Connection With the Acquisition And Construction of the Capital Improvement Plan; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-35, Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2022 (“Series 2022 Bonds”); Making Certain Additional Findings and Confirming and/or Adopting A Supplemental Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2022 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Mr. Rom presented Resolution 2022-35 and read the title.

Mr. Earlywine stated this Resolution accomplishes the following:

- Finalizes and adopts the assessments securing the bonds.
- Authorizes Staff to adjust the assessments and attach the final Supplemental Assessment Report based on the pricing.
- Contemplates the Supplemental Reports, including Engineer’s Report dated January 13, 2022, the Preliminary Master Special Assessment Report and Supplemental Assessment Report.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2022-35, Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2022 (“Series 2022 Bonds”); Making Certain Additional Findings and Confirming and/or Adopting A Supplemental Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2022 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, and authorizing Staff to facilitate execution and supplementation after the pricing, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Forms of Issuer’s Counsel Documents

Mr. Earlywine reviewed each of the following Issuer’s Counsel documents :

- A. Acquisition Agreement**
- B. Collateral Assignment**
- C. Completion Agreement**
- D. Declaration of Consent**
- E. Disclosure of Public Finance**
- F. True-Up Agreement**

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Forms of Issuer’s Counsel Documents A through F, in substantial form, were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-36, Approving a Proposed Budget for Fiscal Year 2022/2023 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. Rom presented Resolution 2022-36. He reviewed the proposed Fiscal Year 2023 budget. He would confer with Mr. Wrathell regarding adding assessment collection fees and a bond issuance fee to the proposed Fiscal Year 2023 budget, if assessments are placed on the tax roll. Mr. Earlywine discussed sending Mailed Notices to property owners.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2022-36, Approving a Proposed Budget for Fiscal Year 2022/2023, as amended if necessary, and Setting a Public Hearing Thereon Pursuant to Florida Law for June 22, 2022 at 10:00 a.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2022-07,
Designating the Primary Administrative
Office and Principal Headquarters of the
District and Providing an Effective Date**

This item was deferred.

TENTH ORDER OF BUSINESS

**Acquisition of Work Product and
Improvements**

Mr. Earlywine asked the Board to authorize Staff to prepare the necessary conveyance documents for any items in the insurance report, up to the amounts set forth in the insurance report.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, authorizing Staff to prepare conveyance documents, facilitate execution and recordation, in connection with the Acquisition of Work Product and Improvements contained in the Insurance Report, was approved.

ELEVENTH ORDER OF BUSINESS

Discussion: Agenda Hardcopies or Electronic

Mr. Rom asked if the preference is for hardcopy or electronic agendas.

The Board Members voiced their preference for electronic agendas.

TWELFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 28, 2022**

Mr. Rom presented the Unaudited Financial Statements as of February 28, 2022.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Unaudited Financial Statements as of February 28, 2022, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

- A. March 2, 2022 Landowners' Meeting**
- B. March 2, 2022 Public Hearings and Regular Meeting**

Mr. Rom presented the March 2, 2022 Landowners’ Meeting and March 2, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Carmack and seconded by Mr. Cotter, with all in favor, the March 2, 2022 Landowners’ Meeting and March 2, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Earlywine reported the following:

- The bond validation hearing occurred yesterday and the Court approved the judgement.
- The appeal period will run through late April and the bonds could be issued by the second week of May.
- Once approval of the offering statement is obtained, the bond closing could be scheduled in mid to late May.

B. District Engineer: *Cavoli Engineers, Inc.*

There was no report.

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

- **NEXT MEETING DATE: April 27, 2022 at 10:00 A.M.**
 - **QUORUM CHECK**

The April 27, 2022 meeting will be cancelled unless an issue arises. The next meeting would likely be held on June 22, 2022.

FIFTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

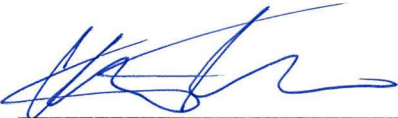
There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Carmack and seconded by Mr. Vincent, with all in favor, the meeting adjourned at 11:23 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair