

**MINUTES OF MEETING
CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Coddington Community Development District held a Regular Meeting on March 27, 2024 at 2:00 p.m., as soon thereafter as the matter may be heard, at Home2 Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202.

Present at the meeting:

Christian Cotter
Steven Hart
Mary Moulton

Chair
Vice Chair
Assistant Secretary

Also present:

Daniel Rom
Kristen Thomas
Jere Earlywine (via telephone)
Christine Sifonte

District Manager
Wrathell, Hunt and Associates, LLC (WHA)
District Counsel
Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:21 p.m. Supervisors Cotter, Hart and Moulton were present. Supervisors Zook and Vincent were absent.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Rom stated that there were no members of the public present.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Ryan Zook
[Seat 4]**

<p>On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the resignation of Mr. Ryan Zook from Seat 4, was accepted.</p>

FOURTH ORDER OF BUSINESS

**Consider Appointment of Christine Sifonte
to Fill Unexpired Term of Seat 4; Term
Expires November 2024**

Mr. Cotter nominated Ms. Christine Sifonte to fill Seat 4. No other nominations were made.

On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, the appointment of Ms. Christine Sifonte to fill Seat 4, was approved.

- **Administration of Oath of Office (the following will also be provided in a separate package)**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Christine Sifonte. Ms. Sifonte is familiar with the items in the Supervisor's package.

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Cost of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Publics Officers**

FIFTH ORDER OF BUSINESS

**Acceptance of Resignation of Ty Vincent
[Seat 5]**

On MOTION by Ms. Sifonte and seconded by Mr. Cotter, with all in favor, the resignation of Mr. Ty Vincent from Seat 5, was accepted.

SIXTH ORDER OF BUSINESS

**Consider Appointment of Pedro Rodriguez
to Fill Unexpired Term of Seat 5; Term
Expires November 2024**

- **Administration of Oath of Office**

This item was deferred.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01,
Appointing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Cotter nominated the following slate:

Christian Cotter	Chair
Steven Hart	Vice Chair
Mary Moulton	Assistant Secretary
Christine Sifonte	Assistant Secretary
Vacant	Assistant Secretary

No other nominations were made.

This Resolution removes Ryan Zook and Ty Vincent as Officers.

The following prior appointments by the Board remain unaffected:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. Cotter and seconded by Ms. Sifonte with all in favor, Resolution 2024-01, Appointing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022; Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Rom presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022. It was a clean audit; there were no findings, recommendations, deficiencies in internal control or instances of non-compliance.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.

TENTH ORDER OF BUSINESS

Ratification of Disclosure Technology Services, LLC EMMA® Filing Assistant Software as a Service License Agreement

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, EMMA® Filing Assistant Software as a Service License Agreement, was ratified.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Designating a Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Mr. Rom presented Resolution 2024-03. Seats 3 and 4, currently held by Supervisors Hart and Sifonte, respectively, and vacant Seat 5, will be up for election by the Landowners in November, 2024.

On MOTION by Mr. Cotter and seconded by Mr. Moulton, with all in favor, Resolution 2024-03, Designating the Date, Time, and Location of November 5, 2024 at 11:00 a.m., at Home2 Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202, for a Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

On MOTION by Ms. Sifonte and seconded by Ms. Moulton, with all in favor, Resolution 2024-04, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and Principal Headquarters of the District for the purposes of establishing proper venue shall be located in Manatee County, Florida; and Providing an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration Resolution 2024-05, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

FOURTEENTH ORDER OF BUSINESS

Consent Agenda

- A. Acceptance of Unaudited Financial Statements as of February 29, 2024
- B. Approval of August 23, 2023 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Consent Agenda Items, as presented, were accepted and approved, respectively.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine asked when they expect the project to be completed, as he is working on the project completion package.

Ms. Moulton stated that she will let him know.

B. District Engineer: Cavoli Engineering, Inc.

There was no report.

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

- **NEXT MEETING DATE: May 22, 2024 at 10:00 AM [Presentation of FY2025 Proposed Budget]**
 - **QUORUM CHECK**

The next meeting will be held on May 22, 2024 at 2:00 p.m., not at 10:00 a.m.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

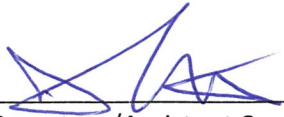
Public Comments

Mr. Rom stated that there were no members of the public present.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 2:27 p.m.

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Secretary/Assistant Secretary

A handwritten signature in black ink, featuring a series of connected loops and a long horizontal tail.

Chair/Vice Chair