

**MINUTES OF MEETING  
CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Coddington Community Development District held a Regular Meeting on May 22, 2024 at 2:00 p.m., or as soon thereafter as the matter may be heard, at Home2 Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202.

**Present were:**

Christian Cotter  
Steven Hart  
Mary Moulton  
Christine Sifonte

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Daniel Rom  
Kristen Thomas  
Jere Earlywine  
Pedro Rodriguez

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 2:37 p.m. Supervisors Cotter, Hart, Sifonte and Moulton were present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office of Pedro Rodriguez [Seat 5]; Term Expires November 2024 (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 Mr. Pedro Rodriguez. He provided and will explain the following items to Mr. Rodriguez after the meeting:

- 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**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-06,  
Electing and Removing Officers of the  
District and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-06 Mr. Cotter nominated the following slate:

Christian Cotter	Chair
Steven Hart	Vice Chair
Mary Moulton	Assistant Secretary
Christine Sifonte	Assistant Secretary
Pedro Rodriguez	Assistant Secretary
Kristen Thomas	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

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 2024-06, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-07, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Rom presented Resolution 2024-07. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

**On MOTION by Mr. Cotter and seconded by Ms. Sifonte, with all in favor, Resolution 2024-07, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 28, 2024 at 2:00 p.m., at Home2 Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-08. The following changes were made to the Fiscal Year 2025 Meeting Schedule:

DATES: Insert "November 5, 2024" Regular Meeting and "December 18, 2024"

LOCATION (all meetings except November): Insert "Star Farms Amenity Center" (and address)

On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, Resolution 2024-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Coddington Community Association, Inc. CDD/HOA Maintenance Agreement**

Mr. Rom noted that the Exhibit B map is needed.

On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, the Coddington Community Association, Inc. CDD/HOA Maintenance Agreement, in substantial form, was approved.

**EIGHTH 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.

**NINTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Acceptance of Unaudited Financial Statements as of April 30, 2024
- B. Approval of March 27, 2024 Regular Meeting Minutes

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

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP

Mr. Earlywine asked for an update on the project and when project turnover might be ready. A Board Member stated that they will check on it.

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

There was no report.

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

- **56 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

The next meeting will be held on August 28 at 2:00 p.m.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

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

**THIRTEENTH ORDER OF BUSINESS**

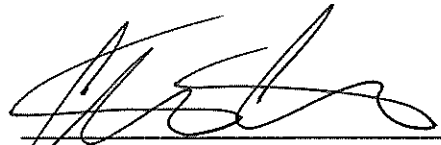
**Adjournment**

**On MOTION by Mr. Cotter and seconded by Ms. Sifonte, with all in favor, the meeting adjourned at 2:42 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair