

**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 August 28, 2024 at 2:00 p.m., or as soon thereafter as the matter could be heard, at Home2 Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202.

Present:

Christian Cotter
Christine Sifonte
Mary Moulton
Pedro Rodriguez

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

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

District Manager
Wrathell, Hunt and Associates LLC
District Counsel

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE
MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 2:07 p.m. Supervisors Cotter, Rodriguez, Sifonte and Moulton were present. Supervisor Hart was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

- A. **Proof/Affidavit of Publication**
- B. **Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Thomas presented Resolution 2024-09. She 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.

The following change was made to the Fiscal Year 2025 budget:

Page 1, Expenditures: Add "Supervisors" line item for \$800

Ms. Thomas will have the budget adjusted accordingly such that there is no change in the assessment levels.

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

No affected property owners or members of the public spoke.

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

On MOTION by Ms. Sifonte and seconded by Ms. Moulton, with all in favor, Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-10, Providing for Funding for the Fiscal Year 2024/2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon;

Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Thomas presented Resolution 2024-10.

On MOTION by Mr. Cotter and seconded by Ms. Sifonte, with all in favor, Resolution 2024-10, Providing for Funding for the Fiscal Year 2024/2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank

Ms. Thomas presented the Audited Financial Report for Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-11, Hereby Accepting the Audited Annual Financial Statements for the Fiscal Year Ended September 30, 2023

Ms. Thomas presented Resolution 2024-11.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-11, Hereby Accepting the Audited Annual Financial Statements for the Fiscal Year Ended September 30, 2023, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts

Performance Measures and Standards Reporting]

Ms. Thomas presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

EIGHTH ORDER OF BUSINESS

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

Ms. Thomas presented Resolution 2024-05.

On MOTION by Ms. Sifonte and seconded by Mr. Cotter, with all in favor, Resolution 2024-05, Designating 18360 Star Farms Loop, Lakewood Ranch, Florida 34211 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consent Agenda

- A. Acceptance of Unaudited Financial Statements as of July 31, 2024**
- B. Approval of May 22, 2024 Public Hearings and Regular Meeting Minutes**

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

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Cavoli Engineering, Inc.

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: September 25, 2024 at 2:00 PM**
 - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments


No members of the public spoke.



THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 2:16 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary

Chair/Vice Chair