

**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 27, 2025 at 2:00 p.m., or as soon thereafter as the matter could be heard, at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211.

Present:

Christian Cotter	Chair
Steven Hart	Vice Chair
Mary Moulton	Assistant Secretary
Pedro Rodriguez	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Jere Earlywine	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 2:19 p.m.

Supervisors Cotter, Hart, Rodriguez and Moulton were present. Supervisor Lutz was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Pedro Rodriguez [Seat 5] (the following to be provided under separate cover)

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Pedro Rodriguez. Mr. Rodriguez is familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
- **Sample Form 1 2023/Instructions**

- B. Membership, Obligations and Responsibilities**
- C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other local Public Office**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-06.

Mr. Cotter nominated the following:

Christian Cotter	Chair
Steven Hart	Vice Chair
Mary Moulton	Assistant Secretary
Hal Lutz	Assistant Secretary
Pedro Rodriguez	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
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2025-06, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Proof/Affidavit of Publication**
The affidavit of publication was included for informational purposes.
- B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025 and Ending**

September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Thomas presented Resolution 2025-07. She distributed copies of the proposed Fiscal Year 2026 budget and stated that a working copy was mistakenly uploaded to the agenda; therefore, some changes will be made.

The following changes were made to the proposed Fiscal Year 2026 budget:

Page 1: Delete "Supervisors" line item

Page 1, "Insurance" line item: Insert "6,330"

Page 1, "Tax collector" line item: Insert "2,610"

Ms. Thomas stated that assessments will stay flat, year over year.

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 Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Providing for Funding for the Fiscal Year 2025/2026 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 2025-08. This is the Assessment Levying Resolution that takes into consideration the budget that was just adopted and the assessment levels contained therein and directs Staff to prepare a lien roll and transmit the lien roll to the Tax Collector for placement of the assessments on the property tax bill.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-08, Providing for Funding for the Fiscal Year 2025/2026 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.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank

Ms. Thomas presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-09, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-09, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Thomas presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

NINTH ORDER OF BUSINESS

Consent Agenda

- A. Acceptance of Unaudited Financial Statements as of July 31, 2025**
- B. Approval of April 23, 2025 Regular Meeting Minutes**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted, and the April 23, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
Discussion ensued regarding the project completion timeline.
- B. District Engineer: Cavoli Engineering, Inc.**
There was no report.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
 - **268 Registered Voters in District as of April 15, 2025**
 - **NEXT MEETING DATE: September 24, 2025 at 2:00 PM**
 - **QUORUM CHECK**

The next meeting will be on September 24, 2025, unless canceled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

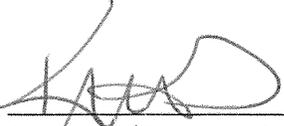
Public Comments

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 2:27 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair