

**CORAL LAKES
COMMUNITY DEVELOPMENT DISTRICT**

November 15, 2022, Minutes of the Continued Special Organizational Meeting

MINUTES OF THE CONTINUED SPECIAL ORGANIZATIONAL MEETING

The Special Organizational Meeting of the Board of Supervisors for the Coral Lakes Community Development District was held on **Tuesday, November 15, 2022, at 2:30 p.m.** at the King's Gate Golf Club located at 24000 Rampart Blvd., Port Charlotte, Fl 33980.

1. CALL TO ORDER

Brian Lamb called the Continued Special Organizational Meeting of the Board of Supervisors of the Coral Lakes Community Development District to order on **Tuesday, November 15, 2022, at 2:30 p.m.**

Board Members Present and Constituting a Quorum:

Kyle Smith	Supervisor
Albert Viera	Supervisor
Robert Ter Doest	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker

There were some members of the development team present.

There were no members of the general public present.

2. PUBLIC COMMENT PERIOD

There were no public comments.

3. ADMINISTER OATHS OF OFFICE TO BOARD ASSIGNED IN PETITION

Mr. Lamb stated for the record that he had the signed and notarized Oaths of Office from Kyle Smith, Albert Viera, and Robert er Doest.

38 **SEAT NEW BOARD MEMBERS**

39 **A. Overview of Forms, Sunshine Amendment, Code of Ethics, Supervisor**
40 **Responsibilities**

41
42 Mr. Lamb went over that the Board members are well-versed in Sunshine Laws, the Code of
43 Ethics, and supervisor responsibilities. If they have any questions, they will contact Counsel.
44

45 **4. APPOINTMENT OF OFFICERS – Resolution 2023-01**

- 46 **A. Chairman**
47 **B. Vice Chairman**
48 **C. Secretary**
49 **D. Treasurer**
50 **E. Assistant Secretaries**

51
52 The Board discussed the officer positions. Supervisor Jeffery Hill will be the Chair, and
53 Supervisor Nicholas Dister will be the Vice-Chair. Brian Lamb with Inframark will be the
54 Secretary, and Eric Davidson with Inframark will be the Treasurer. The rest of the Board will be
55 Assistant Secretaries.
56

MOTION TO:	Approve Resolution 2023-01 as stated.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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64 **5. APPOINTMENT OF CONSULTANTS**

65 **A. Consider Appointment of District Manager/Assessment Consultant– Resolution**
66 **2023-02**

67
68 Inframark will be the District Manager/Assessment Consultant.
69

70 **B. Designation of Registered Agent/Office – Resolution 2023-03**

71
72 Brian Lamb/Inframark will be the Registered Agent/Office.
73

74 **C. Consider Appointment of District General Counsel – Resolution 2023-04**

75
76 Straley Robin Vericker Law will be District Counsel.
77
78

79 **D. Consider Appointment of Interim District Engineer – By Motion**
80 **i. Authorize RFQ for District Engineer**

81
82 Stantec will be the Interim Engineer. The Board authorized an RFQ for District Engineer.

83
84 **E. Consider Appointment of Bond Counsel – Gray Robinson**

85
86 Gray Robinson will be the Bond Counsel.

87
88 **F. Consider Appointment of Investment Banker – FMS Bonds**

89
90 FMS Bonds will be the Investment Banker.

91
92 **G. Consider Appointment of Trustee – US Bank**

93
94 US Bank will be the Trustee.
95

96	MOTION TO:	Approve Items 6A-G in substantial form, subject to
97		final review of the Chair.
98	MADE BY:	Supervisor Viera
99	SECONDED BY:	Supervisor Ter Doest
100	DISCUSSION:	None further
101	RESULT:	Called to Vote: Motion PASSED
102		3/0 - Motion Passed Unanimously

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105 **7. BUSINESS MATTERS**

106 **A. Consider Authorizing Notice of Establishment – Resolution 2023-05**

107 **B. Consider Policy of Compensation for Board Members – Resolution 2023-06**

108 **C. Consider Policy of Reimbursement of District Travel Expenses – Resolution**
109 **2023-07**

110 **D. Consider Designation of Primary Administrative Officer and Local Records**
111 **Office – Resolution 2023-08**

112 **E. Consider District Records Retention Schedule – Resolution 2023-09**

113 **F. Consider Fiscal Year 2023 Regular Meeting Schedule and Location – Resolution**
114 **2023-10**

115 **G. Consider Landowners' Meeting Date, Time, and Location – Resolution 2023-11**

116 **H. Consider Proposed FY 2023 Annual Budget & Set Public Hearing – Resolution**
117 **2023-12**

118 **i. Consider 2023 Developer Funding Agreement**

119 **I. Set Public Hearing for Uniform Method of Collections – Resolution 2023-13**

120 **J. Consider Rules of Procedure & Setting Public Hearing – Resolution 2023-14**

121 **K. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution**
122 **2023-15**

- 123 **L. Authorization to Obtain General Liability and Public Officers Insurance – By**
124 **Motion**
125 **M. Consider Designation of a Qualified Public Depository – Resolution 2023-16**
126 **N. Authorization of Signatories – Resolution 2023-17**
127 **O. Authorization to Disburse Funds for Expenses – Resolution 2023-18**
128 **P. Consider Adoption of Investment Policy – Resolution 2023-19**
129 **Q. Consider Approval of Florida Statewide Mutual Aid Agreement – Resolution**
130 **2023-20**
131 **R. Consider Provisions for Public Comments – Resolution 2023-21**
132 **S. Appointment of Audit Committee – By Motion**
133 **T. Consideration of ADA Website Compliance Agreement**
134

135 Mr. Lamb went over all the Business Items with the Board. Supervisor Smith, Supervisor Viera,
136 and Supervisor Ter Doest accepted supervisor compensation. The Landowners Election will be
137 held on December 12, 2022, at 2:00 p.m. The Public Hearings for the Budget, uniform method of
138 collections, and rules of procedure will be on January 09, 2023, at 2:00 p.m. The Board
139 authorized obtaining general liability and public officers' insurance. The Board appointed the
140 Board as the Audit Committee. The Board briefly discussed the meeting schedule and confirmed
141 the dates listed on the exhibit.
142

143	MOTION TO:	Approve Business Matters 7A-T as stated.
144	MADE BY:	Supervisor Viera
145	SECONDED BY:	Supervisor Ter Doest
146	DISCUSSION:	None further
147	RESULT:	Called to Vote: Motion PASSED
148		3/0 - Motion Passed Unanimously

149
150 **8. PRELIMINARY REPORT PRESENTATION – ASSESSMENT BONDS**
151 **A. Consider Bond Validation Report of the Engineer**
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153 Mr. Lamb went over the Bond Validation Report of the Engineer with the Board.
154

155	MOTION TO:	Approve the Bond Validation Report of the Engineer
156		in substantial form, subject to final revisions from the
157		development team, finance team, and various
158		counsels that will be reviewing for purposes of the
159		issuance of bonds.
160	MADE BY:	Supervisor Viera
161	SECONDED BY:	Supervisor Ter Doest
162	DISCUSSION:	None further
163	RESULT:	Called to Vote: Motion PASSED
164		3/0 - Motion Passed Unanimously

B. Consider Bond Validation Report of the Assessment Consultant

Mr. Lamb went over the Bond Validation Report of the Assessment Consultant with the Board.

MOTION TO:	Approve the Bond Validation Report of the Assessment Consultant in substantial form, subject to any revisions or comments received from various counsels and the finance team.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Ter Doest
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. Authorizing Issuance of Bonds/Filing of Validation Complaint – Resolution 2023-22

i. Master Trust Indenture

Mr. Lamb went over the Resolution 2023-22 with the Board.

MOTION TO:	Approve the Resolution 2023-22 and associated exhibits in substantial form.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Ter Doest
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

D. Consider Authorization of Chairman to Accept or Execute Certain Documents Resolution 2023-23

Mr. Lamb went over the resolution with the Board.

MOTION TO:	Approve Resolution 2023-23.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Ter Doest
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

206 **E. Other Matters Related to Financing**

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208 There were no other matters related to financing that needed to be discussed at this time.

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210 **9. ADMINISTRATIVE MATTERS**

211 **A. Request for Working Capital – By Motion**

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213 Mr. Lamb briefly discussed requesting working capital.

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216 **10. STAFF REPORTS**

217 **A. District Counsel**

218 **B. District Engineer**

219 **C. District Manager**

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221 There were no further reports from staff.

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224 **11. BOARD MEMBERS' COMMENTS**

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226 There were no comments from the Board.

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229 **12. PUBLIC COMMENTS**

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231 There were no public comments.

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234 **14. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Ter Doest
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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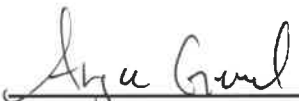
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**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

262 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
263 **noticed meeting held on _____.**

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265 
266 _____
267 **Signature**

268
269 
270 _____
271 **Printed Name**

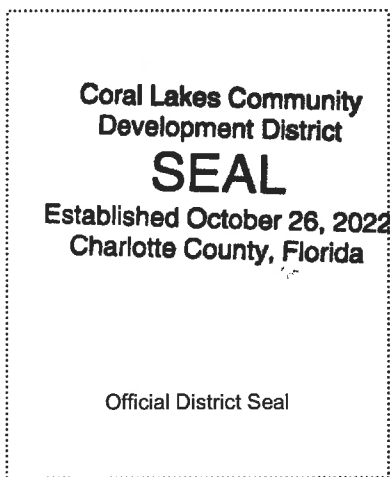
272 **Title:**
273 **Secretary**
274 **Assistant Secretary**

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266 _____
267 **Signature**

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272 **Title:**
273 **Chairman**
274 **Vice Chairman**

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Recorded by Records Administrator

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282 _____
283 **Signature**

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285 6-28-23
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Date