MINUTES OF MEETING

CC COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, February 18, 2025, 1:30 p.m.
Offices of L&L Development Group
2260 SW 4th Street
Cape Coral, FL 33991

Board Members present:

James Zboril	Chairman
David Levinson	Vice Chairman
Michael Christiano	Assistant Secretary
Jordan Cohen	Assistant Secretary

Also present were:

Jane Gaarlandt	PFM Group Consulting LLC	
Brent Wilder	PFM Group Consulting LLC	(via phone)
Verona Griffith	PFM Group Consulting LLC	(via phone)
Gazmin Kerr	PFM Group Consulting LLC	(via phone)
Johnathan Johnson	Kutak Rock LLP	(via phone)

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Gaarlandt called the Board of Supervisors meeting of the CC CDD to order at 1:47 p.m., and the roll was called.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no public comments at this time.

THIRD ORDER OF BUSINESS **Consideration of Meeting Minutes:**

- **December 19, 2024, Board of Supervisors Meeting**
- **December 19, 2024, Auditor Selection Committee Meeting**

The Board reviewed the minutes.

On MOTION by Mr. Zboril, seconded by Mr. Levinson, with all in favor, the Board of Supervisors for the CC CDD approved the Meeting Minutes of the December 19, 2024, Board of Supervisors Meeting and the December 19, 2024, Auditor Selection Committee Meeting.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Electing District Officers**

Ms. Gaarlandt reviewed the current slate of Officers and noted that the Board can reassign positions as they wish.

The Board agreed to keep the current slate of Officers.

On MOTION by Mr. Zboril, seconded by Mr. Christiano, with all in favor, the Board of Supervisors for the CC CDD approved Resolution 2025-01, Electing District Officers.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025-2026 and Setting a Public Hearing Date Thereon**

Ms. Gaarlandt stated in order to minimize the number of meetings the Board must have the proposed budget can be reviewed by the Board now. The recommendation is to hold the public hearing on August 19, 2025.

Ms. Gaarlandt reviewed the budget process timeline. It was noted this is a developer-funded budget at this time and it is funded per the expenses. There are several contractual expenses in place.

There was a brief discussion regarding the District Engineer and his responsibilities.

Ms. Gaarlandt noted that the amounts within the line items can be adjusted within the total budget amount.

The Board reviewed the budget amount and compared it to the current year's budget.

The Board discussed the dates for the budget and the possible public hearing date.

On MOTION by Mr. Zboril, seconded by Mr. Christiano, with all in favor, the Board of Supervisors for the CC CDD approved Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025-2026 and Setting the Public Hearing Date Thereon as August 19, 2025.

SIXTH ORDER OF BUSINESS **Consideration of Recommendation of the Auditor Selection Committee**

Ms. Gaarlandt noted the recommendation by the Auditor Selection Committee to award Berger, Toombs, Elam, Gaines & Frank.

On MOTION by Mr. Zboril, seconded by Mr. Christiano, with all in favor, the Board of Supervisors for the CC CDD approved the Recommendation of the Auditor Selection Committee.

Ms. Gaarlandt noted District Management will reach out to Berger, Toombs, Elam, Gaines & Frank for an engagement letter which will be reviewed by District Counsel and then sent to the Chair for signature. Mr. Zboril requested Mr. Fallon be copied on the email.

SEVENTH ORDER OF BUSINESS **Consideration of Funding Requests Nos. 13 – 14**

Ms. Gaarlandt stated these are all for standard District expenses.

The Board reviewed the funding requests.

On MOTION by Mr. Zboril, seconded by Mr. Christiano, with all in favor, the Board of Supervisors for the CC CDD approved Funding Requests Nos. 13-14.

EIGHTH ORDER OF BUSINESS **Review of Monthly Financials**

The Board reviewed the monthly financials and the budget YTD.

NINTH ORDER OF BUSINESS **Staff Reports**

District Counsel: Mr. Johnson gave an update to the name change and stated the City's Attorney's office is moving forward with the amendment to the ordinance. Once complete, he will forward to everyone. He will contact them to follow up.

District Engineer: No report.

District Manager: Ms. Gaarlandt noted the next meeting is scheduled for March 18, 2025, which will be canceled.

TENTH ORDER OF BUSINESS **Audience Comments & Supervisor Requests**

There were no further comments or requests at this time.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Zboril, seconded by Mr. Christiano, with all in favor, the Board of Supervisors for the CC CDD adjourned the February 18, 2025, Board of Supervisors' meeting at 2:05 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

James L. Zboril
Chairman