

MINUTES OF MEETING

**CAPE CORAL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, March 17, 2026, 11:00 a.m.
Northwest Regional Library Meeting Room B (NW)
519 Chiquita Blvd.
Cape Coral, FL 33993**

Board Members present:

James Zboril

Michael Christiano

Jordan Cohen

Chairman

Assistant Secretary

Assistant Secretary

Also present were:

Jane Gaarlandt

Kwame Jackson

Verona Griffith

Kevin Plenzler

Angeline Agoncillo

Johnathan Johnson

PFM Group Consulting LLC

PFM Group Consulting LLC (via phone)

PFM Group Consulting LLC (via phone)

PFM Group Consulting LLC (via phone)

PFM Group Consulting LLC (via phone)

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 Cape Coral Town Center CDD to order at 11:00 a.m., and the roll was called.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present at this time.

THIRD ORDER OF BUSINESS

Consideration of Meeting Minutes of the September 9, 2025, Board of Supervisors Meeting

The Board reviewed the minutes.

On MOTION by Mr. Zboril, seconded by Mr. Christiano, with all in favor, the Board of Supervisors for the Cape Coral Town Center CDD approved the Meeting Minutes of the September 9, 2025, Board of Supervisors Meeting.

FOURTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2025 District Goals and

Objectives Reporting Form

Ms. Gaarlandt noted this is an annual statutory requirement. The District has achieved all goals for Fiscal Year 2025.

On MOTION by Mr. Zboril, seconded by Mr. Christiano, with all in favor, the Board of Supervisors for the Cape Coral Town Center CDD accepted the Fiscal Yer 2025 District Goals and Objectives Reporting Form.

FIFTH ORDER OF BUSINESS

Consideration of Amended Agreement between the District and Avalon Engineering, Inc for District Engineering Services

Ms. Gaarlandt presented the amended agreement. The agreement has been reviewed by District Counsel.

On MOTION by Mr. Zboril, seconded by Mr. Cohen, with all in favor, the Board of Supervisors for the Cape Coral Town Center CDD approved the Amended Agreement between the District and Avalon Engineering, Inc. for District Engineering Services.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Adopting a Revised District Engineer's Report and Restated Master Assessment Methodology Report

Mr. Johnson and Mr. Plenzler gave an overview of the reports.

The Board reviewed the reports. It was noted the reports can be amended as needed.

On MOTION by Mr. Zboril, seconded by Mr. Christiano, with all in favor, the Board of Supervisors for the Cape Coral Town Center CDD approved Resolution 2026-01, Adopting a Revised District Engineer's Report and Restated Master Assessment Methodology Report, in substantial form.

SEVENTH ORDER OF BUSINESS

Consideration of Funding Request Nos. 24 – 33

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

The Board reviewed the funding requests.

On MOTION by Mr. Zboril, seconded by Mr. Cohen, with all in favor, the Board of Supervisors for the Cape Coral Town Center CDD approved Funding Requests Nos. 24-33.

EIGHTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials.

No action was required.

NINTH ORDER OF BUSINESS

Staff Reports

District Counsel: No report.

Mr. Zboril commented regarding requesting additional information from the Southwest Florida Water Management District regarding permits for the site development. He noted that the intent of the Developer is for operations and maintenance of the stormwater system to be transferred to the District, and the form needs to be executed.

District Counsel noted that it is consistent with the plans of the District.

On MOTION by Mr. Zboril, seconded by Mr. Christiano, with all in favor, the Board of Supervisors for the Cape Coral Town Center CDD authorized the Chair to execute any documents related to transfer of the operations and maintenance of the stormwater system to the District, pending review by District Counsel.

District Engineer: No report.

District Manager: Ms. Gaarlandt noted the next meeting is scheduled for April 21, 2026. The Board agreed to cancel this meeting. Ms. Gaarlandt noted the preliminary budget will be reviewed at the May 19, 2026, meeting.

Mr. Jackson noted the original library meeting location is no longer available, therefore all regular meetings will now be held at the Northwest Regional Library.

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 Cape Coral Town Center CDD adjourned the March 17, 2026, Board of Supervisors' meeting.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson
James L. Zboril
Chairman