

MINUTES OF MEETING

**CAPE CORAL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING**

Monday, June 8, 2026, 1:00 p.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

Angeline Agoncillo

Johnathan Johnson

PFM Management Services LLC

PFM Management Services LLC (via phone)

PFM Management Services LLC (via phone)

PFM Management Services 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 1:04 p.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 March 17, 2026, 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 March 17, 2026, Board of Supervisors Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
Designating a Date, Time, and
Location for the 2026 Landowners'
Election Meeting**

Ms. Gaarlandt noted the required date to hold the Landowners' Election Meeting is November 3, 2026.

Mr. Johnson noted that the Board is not required to attend the Landowners' Election Meeting, only the Landowner or Landowner's Proxy.

Ms. Gaarlandt noted that Seats 1, 2 and 3 are up for election.

There was brief discussion regarding the location and time to hold the meeting. The Board agreed to move all future meetings to 1:00 p.m.

District Management will follow up to confirm location is available.

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 2026-02, Designating a Date, Time, and Location for the 2026 Landowners' Election Meeting, with a date of November 3, 2026, at 1:00 p.m., at 519 Chiquita Blvd., Cape Coral, FL 33993.

FIFTH ORDER OF BUSINESS

Review of Letter from Supervisor of Elections, Lee County

Ms. Gaarlandt noted that as of April 15, 2026, there are zero registered voters within the District.

No action was required.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Approving Fiscal Year 2026-2027 Proposed Budget, and Setting a Public Hearing Date

Ms. Gaarlandt noted the recommended date for the Public Hearing is August 18, 2026.

There was brief discussion regarding the date. The Board agreed to hold the Public Hearing on August 25, 2026.

Ms. Gaarlandt noted the budget can be decreased but cannot be increased. The Board can adjust line items as needed.

The Board reviewed the budget.

The Board agreed to adjust the insurance to \$12,000.00 and to increase the contingency to \$15,000.00.

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 2026-03, Approving Fiscal Year 2026-2027 Proposed Budget, and Setting a Public Hearing Date for August 25, 2026, at 1:00 p.m., at 519 Chiquita Blvd., Cape Coral, FL 33993.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Setting Public Hearing Date on Rules of Procedure

Ms. Gaarlandt noted the recommended date for the Public Hearing is August 25, 2026.

Mr. Johnson gave an overview and noted this is due to updates in legislature. It was noted that a redline document will be attached to the Exhibit at the Public Hearing.

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 Resolution 2026-04, Setting a Public Hearing Date on Rules of Procedure, with a date of August 25, 2026, at 1:00 p.m., at 519 Chiquita Blvd., Cape Coral, FL 33993.

EIGHTH ORDER OF BUSINESS

Consideration of Funding Request Nos. 35 – 38

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 Request Nos. 35-38.

NINTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials through March 2026.

No action was required.

TENTH ORDER OF BUSINESS

Staff Reports

District Counsel: No report.

District Engineer: Not present.

District Manager: Ms. Gaarlandt noted the next meetings are scheduled for June 16, and July 21, 2026. The Board agreed to cancel the June meeting. Meetings can be adjusted as needed.

Ms. Gaarlandt reminded the Board of the Form 1 deadline of July 1 and the annual 4-hour Ethics Training due December 31.

Mr. Jackson noted the library will be a polling location on November 3 and an alternate location will need to be found. The recommendation was to hold the meeting at the Developer's office. District Management will follow up regarding the location.

On MOTION by Mr. Christiano, seconded by Mr. Zboril, with all in favor, the Board of Supervisors for the Cape Coral Town Center CDD approved adjusting Resolution 2026-02, Designating a Date, Time, and Location for the 2026 Landowners' Election Meeting, with a date of November 3, 2026, at 1:00 p.m., at 519 Chiquita Blvd., Cape Coral, FL 33993, subject to location availability, otherwise to be held at the Developer's office at 2260 SW 4th St., Cape Coral, FL 33991.

ELEVENTH ORDER OF BUSINESS

Audience Comments & Supervisor Requests

Ms. Agoncillo reviewed the total budget with adjustments.

There were no further comments or requests at this time.

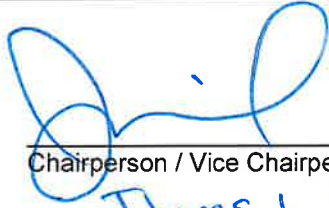
TWELFTH ORDER OF BUSINESS

Adjournment

There was no further business to be discussed.

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 June 8, 2026, Board of Supervisors' meeting at 1:29 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson
James L. Zboril
Chairman