

Charles Cove Community Development District

3501 Quadrangle Boulevard, Suite 270 Orlando, FL 32817

<https://charlescovecdd.com/>

The meeting of the Charles Cove Community Development District Auditor Selection Committee and Board of Supervisors will be held on **Wednesday, July 23, 2025, at 1:00 p.m.** at the **Holiday Inn Express at 4050 Hotel Dr, Davenport, FL 33837**. The proposed agenda for this Board Meeting is found below.

Please use the following information to join the telephonic conferencing:

Phone: 1-844-621-3956

Participant Code: 2539 187 8943#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm Quorum
 - Public Comment Period
1. Consideration of the Minutes of the April 16, 2025, Board of Supervisors' Meeting
 2. Consideration of the Minutes of the April 16, 2025, Auditor Selection Committee Meeting
 3. Consideration of **Resolution 2025-09, Adopting an Annual Meeting Schedule for Fiscal Year 2025-2026**

Business Matters

4. Review and Acceptance of Annual Arbitrage Report for the Period June 19, 2024 to June 19, 2025
5. Ratification of FY 2025 Audit Engagement Letter with Grau & Associates
6. Consideration of Proposal from A&R for Soccer Net Replacements
7. Consideration of Proposal(s) for Street Signage:
 - a. JLP Signs LLC
 - b. BSP Sign
8. Consideration of Proposal(s) for Stormwater Maintenance
 - a. FM Solutions
 - b. Finn Outdoor
9. Ratification of Agreement with All Terrain Tractor Service, Inc.
 - a. Discussion Regarding Next Steps and a Not-to-Exceed \$25,000
10. Discussion Regarding Trees in Easement Area:
 - a. **Option 1:** The HOA fines the residents for improper use of the tree or for failing to replace a dead tree.

If you are interested in obtaining any of the materials for the agenda, please reach out to Lynne Mullins at (407) 723-5935 or mullinsl@pfm.com.



- b. **Option 2:** The CDD sends a letter to the resident requesting the tree be replaced by a specified date. If not replaced, the CDD will handle the replacement and hand watering, then invoice the resident for the associated costs.
 - c. **Option 3:** The CDD deeds the easement to the HOA, granting them full control over tree management and enforcement.
 - d. **Option 4:** The CDD assumes responsibility by including tree replacement and ongoing maintenance in its annual budget.
- 11. Public Hearing on the Adoption of District's Annual Budget
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of **Resolution 2025-10, Adopting the Fiscal Year 2026 Budget and Appropriating Funds**
- 12. Public Hearing on the Imposition of Special Assessments
 - d. Public Comments and Testimony
 - e. Board Comments
 - f. Consideration of **Resolution 2025-11, Adopting an Assessment Roll for Fiscal Year 2026 and Certifying Special Assessments for Collection**
- 13. Discussion of Notice of Warning of Violation of Amenity Policy
- 14. Consideration of Payment Authorizations Nos. 177 - 185
- 15. Review of District's Financial Position and Budget to Actual YTD

Other Business

- Staff Reports
- District Counsel
- Field Manager Report
 - July 2025 Inspection Reports
- District Engineer
- District Manager
- Supervisor Requests and/or Audience Comments
- Adjournment