

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 Board of Supervisors will be held on **Wednesday, May 20, 2026, at 2:30 p.m.** at **43824 US-27, Davenport, FL 33837**. The proposed agenda for this Board Meeting is found below.

Please use the following information to join the telephonic conferencing via Microsoft Teams:

Phone: 1-689-218-0591

Participant Code: 817 850 95#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm Quorum
 - Public Comment Period (*Each resident may speak for up to 3 minutes*)
1. Consideration of Nominations for Vacant Seat 4
 2. Consideration of the Minutes of the February 18, 2026, Board of Supervisors' Meeting
 3. Consideration of **Resolution 2026-06, Election of Officers**
 4. Letter from Supervisor of Elections – Polk County

Business Matters

5. Public Hearing on the Adoption of the District's Amended Rules of Procedure
 - a. Presentation of the Rules of Procedure
 - b. Public Comments and Testimony
 - c. Board Comments
 - d. Consideration of **Resolution 2026-07, Adopting Amended Rules of Procedure**
6. Consideration of Fiscal Year 2027 DM Fee Increase Letter
7. Consideration of **Resolution 2026-08, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date**
8. Consideration of **Resolution 2026-09, Adopting Amendment to Amenity Policies**
9. Consideration of Freeze Damage Plant Removal Proposal from Paradise
10. Consideration of Removal of Debris and Trees Proposal from Paradise
11. Consideration of New Playground Mulch Proposals
 - a. JB Handyman – Rubber Mulch
 - b. JB Handyman – ADA Compliant Wood Mulch
 - c. Murphy's Ranch – Rubber Mulch
 - d. Murphy's Ranch – ADA Compliant Wood Mulch

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.



- e. Wade's Landscaping – ADA Complaint Wood Mulch
- 12. Consideration of Playground Site-Visit Proposals
 - a. A&R Contracting
 - b. JB Handyman
- 13. Consideration of Playground Sign Installation Proposals
 - a. JB Handyman
- 14. Consideration of US Bank Fee Increase
- 15. Discussion Regarding Soccer Goals
- 16. Discussion Regarding Amenity Suspension and Resident Violation
- 17. Review and Acceptance of Fiscal Year 2025 Audit
- 18. Ratification of Agreement for Amenity Repairs with JB Handyman
- 19. Ratification of Agreement for Signpost Replacement with JB Handyman
- 20. Ratification of Payment Authorizations Nos. 208 – 215
- 21. Review of Districts Financial Position and Budget to Actual Year to Date

Private Security System Session

- 22. Discussion of Security -Florida law requires Board discussions related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.

Other Business

- Staff Reports
 - District Counsel
 - Field Manager Report
 - April 2026
 - District Engineer
 - District Manager
 - Supervisor Requests
- Adjournment