

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 **Resolution 2026-08, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date** (*Exhibit A provided under separate cover*)
7. Consideration of **Resolution 2026-09, Adopting Amendment to Amenity Policies**
8. Consideration of Freeze Damage Plant Removal Proposal from Paradise
9. Consideration of Removal of Debris and Trees Proposal from Paradise
10. 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
 - e. Wade's Landscaping – ADA Complaint 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.



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

Private Security System Session

21. 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