

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