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, November 18, 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. Swearing in Newly Elected Board Members
2. Consideration of the Minutes of August 19, 2026, Board of Supervisors' Meeting
3. Consideration of **Resolution 2027-01, Canvassing and Certifying the Results of the Landowners' Election**
4. Consideration of **Resolution 2027-02, Election of Officers**

Business Matters

5. Consideration of **Resolution 2027-03, Adopting an Amended Budget for Fiscal Year 2026**
6. Consideration of **Resolution 2027-04, Adopting a Bonus Policy**
7. Consideration of Dewberry Work Authorization 2027-01 for District Engineering Services – Fiscal Year 2027
8. Consideration of Fee Increase from Resort Pool Services
9. Consideration of Bond Counsel Client Transfer Letter from Timothy Bramwell
10. Consideration of Bill of Sale to JTD Land at Charles Cove LLC for Retaining Wall and Fencing Improvements
11. Review and Acceptance of Fiscal Year 2026 Goals, Objectives, and Performance Measures and Standards Report
12. Ratification of Payment Authorizations Nos. 224 – 235
13. Review of Districts Financial Position and Budget to Actual Year to Date

Private Security System Session

14. 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
        - Stormwater Needs Analysis Memo
    - District Engineer
        - Charles Cove 2026 Annual Inspection Memo
    - District Manager
    - Supervisor Requests
- Adjournment

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.