

**MINUTES OF MEETING
CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Canoe Creek Reserve Community Development District held a Regular Meeting on May 1, 2025 at 11:30 a.m., at KPM Franklin, 222 Church Street, Kissimmee, Florida 34741.

Present:

Susan Kane
Casey Dare
Tyler Harding

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Jennifer Kilinski (via telephone)
Stephen Reisner (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC (WHA)
District Counsel
Kilinski | Van Wyk

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 11:31 a.m. Supervisors Kane, Harding and Dare were present. Supervisors Reid and McConn were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Aaron Reid
[Seat 3]**

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, the resignation of Mr. Aaron Reid from Seat 3, was approved.

FOURTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 3; Term Expires November
2026**

Mr. Dare nominated Mr. Steve Feccia to fill Seat 3. No other nominations were made.

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, the appointment of Mr. Steve Feccia to Seat 3, was approved.

- **Administration of Oath of Office (the following to be provided under separate cover)**
The Oath of Office will be administered to Mr. Feccia at or before the next meeting.
- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligation and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Conti presented Resolution 2025-01. Mr. Harding nominated the following:

Steve McConn	Chair
Susan Kane	Vice Chair
Tyler Harding	Assistant Secretary
Casey Dare	Assistant Secretary
Steve Feccia	Assistant Secretary
Chris Conti	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Aaron Reid	Assistant Secretary
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The following prior appointments by the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. McConn and seconded by Ms. Kane, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2026 and Setting Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Conti presented Resolution 2025-02. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This will be a Landowner contribution budget, with expenses funded as they are incurred.

On MOTION by Ms. Kane and seconded by Mr. Harding, with all in favor, Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2026 and Setting Public Hearing Thereon Pursuant to Florida Law for July 23, 2025 at 2:00 p.m., at KPM Franklin, 222 Church Street, Kissimmee, Florida 34741; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date

This item was not considered and will be removed from future agendas.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of

**Supervisors of the District for Fiscal Year
2025/2026 and Providing for an Effective
Date**

This item was deferred.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

This item was deferred.

TENTH ORDER OF BUSINESS

Ratification Items

- A. Osceola Property Appraiser Data Sharing and Usage Agreement**
- B. Osceola Tax Collector Agreement**

**On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, the
Osceola Property Appraiser Data Sharing and Usage Agreement and the
Osceola Tax Collector Agreement, were ratified.**

ELEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

**On MOTION by Ms. Kane and seconded by Mr. Dare, with all in favor, the
Unaudited Financial Statements as of March 31, 2025, were accepted.**

TWELFTH ORDER OF BUSINESS

**Approval of September 17, 2024 Public
Hearing and Regular Meeting Minutes**

The following change was made:

Line 20: Insert "Hill" after "Mitchell"

**On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, the
Approval of September 17, 2024 Public Hearing and Regular Meeting Minutes,
as amended, were approved.**

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk PLLC**

Ms. Kilinski stated that the Board will receive a Legislative Update from her firm. She reminded the Board Members to file Form 1 by the July 1, 2025 deadline and to complete the required four hours of ethics training by December 31, 2025.

B. District Engineer (Interim): KPM Franklin

- **Update: CDD Boundary**

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **Property Insurance on Vertical Assets**

Ms. Cerbone stated that this is a reminder to secure property insurance as soon as the CDD has vertical assets.

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

The next meeting will be held on July 23, 2025 at 2:00 p.m.

FOURTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

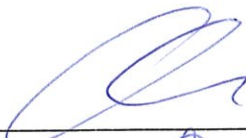
FIFTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, the meeting adjourned at 11:49 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



~~Chair~~/Vice Chair