

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

The Board of Supervisors of the Canoe Creek Reserve Community Development District held a Public Hearing and Regular Meeting on July 23, 2025 at 3:00 p.m., at KPM Franklin, 222 Church Street, Kissimmee, Florida 34741.

Present:

Susan Kane

Vice Chair

Casey Dare

Assistant Secretary

Stephen Feccia

Assistant Secretary

Also present:

Chris Conti

District Manager

Cindy Cerbone

Wrathell, Hunt and Associates, LLC (WHA)

Jennifer Kilinski (via telephone)

District Counsel

Anastasia Rios (via telephone)

Kilinski | Van Wyk PLLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 3:00 p.m. The Oath of Office was administered to Stephen Feccia before the meeting. Supervisors Dare, Kane and Feccia were present. Supervisors Harding and McConn were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Steve Feccia [Seat 3] (the following to be provided under separate cover)

This item was addressed during the First Order of Business. The following items were provided and explained to Mr. Feccia before the meeting:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations 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

FOURTH ORDER OF BUSINESS

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

Mr. Conti presented Resolution 2025-01. The slate of officers was as follows:

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

The 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. Dare and seconded by Ms. Kane, with all in favor, Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Conti presented Resolution 2026-06. The Fiscal Year 2026 budget is the same as the version presented at the last meeting.

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Funding Agreement

Discussion ensued regarding whether KB Home Orlando LLC (KB Home) is fully funding the operations of the CDD and entered into a private agreement with Taylor Morrison (TM) or if a Cost Share Agreement is necessary.

Ms. Cerbone proposed approving the Agreement in substantial form. It was noted that Mr. Makransky resigned from KB Home. An email should be sent to Mr. Dare to forward to the appropriate party; Craig Miller with TM and Brad should be included on the email.

On MOTION by Mr. Dare and seconded by Mr. Feccia, with all in favor, the Fiscal Year 2026 Funding Agreement, in substantial form, was approved.

SEVENTH 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

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATES: Delete November and December meetings.

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating the Location of the Local

District Records Office and Providing an Effective Date

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, Resolution 2025-05, Designating KPM Franklin, 222 Church Street, Kissimmee, Florida 334741, as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Conti presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives. Ms. Cerbone stated the District Engineer is aware of when the Inspection Report is due and that it must be posted by December 1, 2025.

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve and sign off on the findings related to the 2025 Goals and Objectives Reporting, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Ms. Kane and seconded by Mr. Dare, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of May 1, 2025 Regular Meeting Minutes

The following change was made:

Line 76: Change Ms. Kane to Mr. Dare

On MOTION by Ms. Kane and seconded by Mr. Dare, with all in favor, Approval of the May 1, 2025 Regular Meeting Minutes, as amended, were approved.

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

Ms. Kilinski reminded the Board Members to file Form 1 if they have not already filed it and to complete the required four hours of ethics training by December 31, 2025.

B. District Engineer: KPM Franklin

Mr. Conti and Ms. Cerbone provided updates on conversations with Mr. White. The Project Development Plan is on the City's consent agenda. The meeting is in mid-August and, once it is passed and recorded in Osceola County, they can proceed with bond validation.

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

- **Property Insurance on Vertical Assets**

Mr. Conti stated this is a reminder to secure property insurance once the CDD has vertical assets.

- **Form 1 Submission and Ethics Training**
- **Hard Copy Agenda vs Tablets**

The Board prefers to use tablets.

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting date will be decided closer to the original August 2025 meeting date.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, the meeting adjourned at 3:14 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair