

**MINUTES OF MEETING
TAMARINDO
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Tamarindo Community Development District held a Regular Meeting on June 4, 2025 at 1:15 p.m., at the offices of RWA, Inc., 6610 Willow Park Drive, Suite #200, Naples, Florida 34109.

Present:

Christian Cotter
Mary Moulton
Charles Marsala

Chair
Vice Chair
Assistant Secretary

Also present:

Chuck Adams
Shane Willis
Jere Earlywine (via telephone)
Christopher Wright
Ben Steets (via telephone)
Lindsay Hernandez

District Manager
Wrathell, Hunt and Associates, LLC (WHA)
District Counsel
District Engineer
Grau & Associates
Supervisor Appointee/Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:15 p.m.

Supervisors Cotter, Moulton and Marsala were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2024, Prepared by Grau & Associates**

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Adams presented Resolution 2025-02. The Landowners' Election did not occur as no Landowners, Landowner Representatives, or Proxy Holders attended to cast votes.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Declaring a Vacancy in Seat 1, Seat 2 and Seat 3 of the Board of Supervisors; and Providing an Effective Date

Mr. Adams presented Resolution 2025-03.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2025-03, Declaring a Vacancy in Seat 1, Seat 2 and Seat 3 of the Board of Supervisors; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 1; Term Expires November 202_

This item was deferred.

- **Administration of Oath of Office (the following to be provided under separate cover)**
 - 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**

SEVENTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 202_

Mr. Adams stated Supervisor Cotter will continue serving in Seat 2.

- **Administration of Oath of Office**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Cotter. Mr. Cotter is familiar with the items listed in the Sixth Order of Business.

EIGHTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 202_

Ms. Cotter nominated Lindsay Hernandez to fill Seat 3. No other nominations were made.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the appointment of Lindsay Hernandez to Seat 3 was approved.

- **Administration of Oath of Office**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Hernandez. She is familiar with the items listed in the Fifth Order of Business.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-04, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-04. Ms. Moulton nominated the following:

Lindsay Hernandez	Chair
Mary Moulton	Vice Chair
Christian Cotter	Assistant Secretary
Charles Marsala	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Michael Bone	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Chesley E. Adams, Jr.	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-04, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing**

Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2025-05. 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. Assessments are proposed to remain flat year-over-year.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 28, 2025 at 1:15 p.m., at the offices of RWA, Inc., 6610 Willow Park Drive, Suite #200, Naples, Florida 34109; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-06, 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**

Mr. Adams presented Resolution 2025-06.

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

DATES: Delete November and December meetings.

On MOTION by Mr. Cotter and seconded by Ms. Hernandez, with all in favor, Resolution 2025-06, 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.

TWELFTH ORDER OF BUSINESS**Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-07. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Cotter and seconded by Ms. Hernandez, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of April 30, 2025**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2025.

The financials were accepted.

FOURTEENTH ORDER OF BUSINESS**Approval of Minutes****A. August 22, 2024 Public Hearing and Regular Meeting**

On MOTION by Mr. Cotter and seconded by Ms. Hernandez, with all in favor, the August 22, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Cotter and seconded by Ms. Hernandez, with all in favor, the November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

There was no report.

B. District Engineer: RWA Inc.

Mr. Wright discussed the surface water management company. All options as to what could be done to get rid of water on site were evaluated. One option was to increase the

allowable discharge to the 951 Canal but that option was rejected by Big Cypress Basin, options at adjacent properties was not viable and flooding a wetland area but that would impact people off site. He discussed the conditions and the impact from development north of the CDD and type of rock layers underground, which are creating a surplus of water. A Hydrogeologist and an Ecologist were engaged and, through the efforts of them and Staff, a potential solution was found related to a different wetland area is underhydrated. The options to transport the water to that wetland is to pump it there but that was not welcomed. Another option is to run a pipeline to a conservation area belonging to Hacienda, which seems to be acceptable to the property owner. The fourth attempt at the permitting process with the water management district is underway. In the interim, until the permit is received and work can commence, an emergency response plan is being formulated in anticipation of the rainy season.

He discussed the options.

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

- **NEXT MEETING DATE: June 26, 2025 at 1:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on June 26, 2025, unless cancelled.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Ms. Hernandez, with all in favor, the meeting adjourned at 1:34 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair