CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT

LEE COUNTY

REGULAR BOARD MEETING & LANDOWNERS' MEETING NOVEMBER 12, 2026 2:00 P.M.

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.corkscrewcrossingcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CORKSCREW CROSSING
COMMUNITY DEVELOPMENT DISTRICT
RiverCreek Clubhouse
20161 Camellia Crosse Lane
Estero, Florida 33928
REGULAR BOARD MEETING
November 12, 2026
2:00 P.M.

A. Call to Order
B. Proof of Publication…….....Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
    1. July 9, 2026 Regular Board Meeting & Public Haring……Page 2
G. Old Business
H. New Business
    1. Consider Resolution No. 2026-07 – Goals and Objectives Annual Report…….Page 7
    2. Consider Resolution No. 2026-08 – Adopting a Fiscal Year 2025/2026 Amended Budget…...Page 10
    3. Update on GL Homes Drilling and Digging in Front Lake
I. Administrative Matters
    1. Next Meeting – January 14, 2027
J. Board Member Comments
K. Adjourn

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Laura J. Archer
Corkscrew Crossing Community Development District
2501 Burns RD
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 10/16/2026, 10/23/2026
FNP news-press.com 10/16/2026, 10/23/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/23/2026

Legal Clerk

Nicole Jacobs
Notary, State of WI, County of Brown

8-21-30
My commission expires

Publication Cost:	$664.50	
Tax Amount:	$0.00	
Payment Cost:	$664.50	
Order No:	12698671	# of Copies:
Customer No:	1125537	1
PO #:	reg board meet 11/12	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND REGULAR BOARD MEETING OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Corkscrew Crossing Community Development District (the "District"), the location of which is generally described as comprising approximately 395.6 acres, located south of Corkscrew Road, east of I-75, west of the Crew Wildlife and Environmental Area and north of the Larry Kiker Preserve within Estero, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering any other such business which may properly come before the Board.

DATE: November 12, 2026
TIME: 2:00 p.m.
PLACE: RiverCreek Clubhouse
20161 Camellia Crosse Lane
Estero, FL 33928

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Kathleen Meneely
District Manager
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
No.12698671 Oct. 16, 23, 2026

CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 9, 2026

A. CALL TO ORDER

The Corkscrew Crossing Community Development District (the "District") Regular Board Meeting of July 9, 2026, was called to order at 2:00 p.m. the RiverCreek Clubhouse located at 20161 Camellia Crosse Lane, Estero, Florida 33928.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Fort Myers News Press* on June 19, 2026, and June 26, 2026, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman	John Asher	Present
Vice Chairman	Craig Callis	Present
Supervisor	Julius Vida	Present
Supervisor	Richard Norwalk	Absent
Supervisor	Larry Portnoy	Absent

Staff presented included the following:

District Manager	Kathleen Meneely	Special District Services, Inc.
District Counsel	Jonathan Johnson (via phone)	Kutak Rock
District Engineer	Ted Tryka	LJA Engineering

Also present were: Clayton Ratliff (via telephone), GL Homes Legal Department; Avery Blackburn, Assistant Town Manager; Luigi Coiro; Peggy Coiro; and Frank Selavic.

D. ADDITIONS OR DELETIONS TO AGENDA

Ms. Meneely requested the addition of Resolution No. 2026-06 regarding the designation of the District's General Election under New Business as Item 5. The Board concurred by consensus.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. April 9, 2026, Regular Board Meeting

The minutes of the April 9, 2026, Regular Board Meeting were presented for Board consideration.

A **motion** was made by Mr. Asher, seconded by Mr. Vida and passed unanimously approving the minutes of the April 9, 2026, Regular Board Meeting, as presented.

Ms. Meneely then recessed the Regular Board Meeting and opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in the *Fort Myers News Press* on June 19, 2026, and June 26, 2026, as legally required.

2. Receive Public Comment on the Fiscal Year 2026/2027 Final Budget

No public comment was received regarding the Fiscal Year 2026/2027 Final Budget.

Ms. Meneely then closed the Public Hearing and reconvened the Regular Board Meeting.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-02 was presented, entitled:

RESOLUTION 2026-02
[FY 2026/2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Meneely went over the Fiscal Year 2026/2027 Final Budget, noting that the assessments reflected a slight decrease from the prior fiscal year.

A **motion** was made by Mr. Vida, seconded by Mr. Callis and unanimously passed adopting Resolution No. 2026-02, approving the Fiscal Year 2026/2027 Final Budget.

4. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Annual Assessment

Resolution No. 2026-03 was presented, entitled:

RESOLUTION 2026-03
[FY 2026/2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026/2027 ADOPTED BUDGET(S); PROVIDING FOR

THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Johnson explained Resolution No. 2026-03 certifying the annual assessments for placement on the Lee County tax roll in accordance with the adopted budget.

A **motion** was made by Mr. Asher, seconded by Mr. Vida and unanimously passed adopting Resolution No. 2026-03, as presented.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. NEW BUSINESS

1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-04 was presented, entitled:

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027; AND PROVIDING FOR AN EFFECTIVE DATE

The Board reviewed the proposed meeting schedule and agreed to delete the October 8, 2026, and December 10, 2026, meeting dates.

A **motion** was made by Mr. Callis, seconded by Mr. Vida and unanimously passed adopting Resolution No. 2026-04, as amended.

2. Consider Resolution No. 2026-05 – Setting a Public Hearing on Revised Rules of Procedure

Resolution No. 2026-05 was presented, entitled:

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

Mr. Johnson reviewed proposed statutory updates to the District's Rules of Procedure.

A **motion** was made by Mr. Asher, seconded by Mr. Vida and unanimously passed adopting Resolution No. 2026-05, setting the Public Hearing for November 12, 2026.

3. Discussion Regarding Littoral Trimming in River Creek

Supervisor Vida requested discussion regarding littoral trimming, native grasses and lake maintenance. Representatives of GL Homes, the District Engineer, District Counsel and residents discussed regulatory requirements, erosion protection, maintenance responsibilities, aesthetics, resident concerns regarding lake views and weeds, and possible maintenance alternatives. The Board directed GL Homes to coordinate with Superior Waterways and the Village of Estero to review maintenance responsibilities, identify permitted littoral areas and determine permissible maintenance activities while remaining compliant with regulatory requirements.

4. Discussion Regarding Maintenance and Water Testing for 2026

The Board discussed preserve maintenance, lake maintenance contracts, water quality testing and reporting procedures. Ms. Meneely agreed to provide the Superior Waterways maintenance agreement and related documents to the Board. Future consideration may be given to a maintenance agreement with the Homeowners Association after additional evaluation.

5. Consider Resolution No. 2026-06 – Designating the 2026 General Election

Resolution No. 2026-06 was presented, entitled:

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

A **motion** was made by Mr. Asher, seconded by Mr. Vida and unanimously passed adopting Resolution No. 2026-06, as presented.

J. ADMINISTRATIVE MATTERS

1. Next Meeting – August 13, 2026

By consensus, the Board cancelled the August 13, 2026, Regular Board Meeting as no District business was anticipated. The next Regular Board Meeting will be held on November 12, 2026, which will also serve as the District's Landowners' Election meeting. District Counsel also discussed the upcoming election process and Board continuity following the Landowners' Election.

K. BOARD MEMBER COMMENTS

Chair Asher agreed to coordinate with Superior Waterways and the Village of Estero regarding the maintenance issues discussed and will report back to the Board.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 3:27 p.m. on a **motion** made by Mr. Asher, seconded by Mr. Callis and passed unanimously.

ATTESTED BY:

_____	_____
Secretary/Assistant Secretary	Chairperson/Vice-Chair

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Corkscrew Crossing Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on August 8, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12th day of November, 2026.

ATTEST:	**CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Corkscrew Crossing Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 12th day of November, 2026.

ATTEST:

CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Corkscrew Crossing
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

CONTENTS

I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O&M (Operations & Maintenance) Assessments	209,498	**209,668**	209,668
Debt Assessments	876,986	**877,821**	877,821
Other Revenue	0	**0**	0
Interest Income	1,200	**8,900**	8,809
Total Revenues	**$ 1,087,684**	**$ 1,096,389**	**$ 1,096,298**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	**0**	0
Management	38,148	**38,148**	38,148
Legal	21,000	**9,500**	5,043
Assessment Roll	5,000	**5,000**	5,000
Audit Fees	4,500	**4,500**	4,500
Arbitrage Rebate Fee	500	**500**	500
Insurance	6,800	**5,925**	5,925
Legal Advertisements	2,600	**1,800**	786
Miscellaneous	1,200	**800**	407
Postage	200	**135**	121
Office Supplies	900	**850**	808
Dues & Subscriptions	175	**175**	175
Website Management & ADA Compliance	3,000	**3,000**	3,000
Trustee Fees	4,300	**4,245**	4,246
Continuing Disclosure Fee	1,000	**500**	500
O&M Reserve	20,000	**20,000**	0
Total Administrative Expenditures	**109,323**	**95,078**	**69,159**
Maintenance Expenditures			
Engineering/Inspections	6,000	**5,000**	2,501
Miscellaneous Maintenance	1,000	**500**	0
Preserve Maintenance	44,000	**88,000**	66,000
Lake Maintenance	21,500	**14,088**	14,088
Lake Littoral Maintenance	6,800	**6,780**	6,780
Lake Native Grass Maintenance	11,600	**11,567**	11,567
Total Maintenance Expenditures	**90,900**	**125,935**	**100,936**
Total Expenditures	**$ 200,223**	**$ 221,013**	**$ 170,095**
REVENUES LESS EXPENDITURES	**$ 887,461**	**$ 875,376**	**$ 926,203**
Bond Payments	(833,137)	**(845,410)**	(845,410)
BALANCE	**$ 54,324**	**$ 29,966**	**$ 80,793**
County Appraiser & Tax Collector Fee	(10,865)	**(1,534)**	(1,534)
Discounts For Early Payments	(43,459)	**(38,580)**	(38,580)
EXCESS/ (SHORTFALL)	**$ -**	**$ (10,148)**	**$ 40,679**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (10,148)**	**$ 40,679**

Note: O&M Reserve To Be Set-Up On 10/1/26

Fund Balance As Of 9/30/2025	$166,660
Projected FY 2025/2026 Activity	($10,148)
Fund Balance As Of 9/30/2026	$156,512

AMENDED FINAL BUDGET

CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2022
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,500	**29,500**	29,381
NAV Assessment Collection	833,137	**845,409**	845,409
Transfer from Construction Fund	0	**0**	0
Total Revenues	**$ 834,637**	**$ 874,909**	**$ 874,790**
EXPENDITURES			
Principal Payments	215,000	**215,000**	215,000
Interest Payments	617,143	**621,577**	621,577
Bond Redemption	2,494	**0**	0
Total Expenditures	**$ 834,637**	**$ 836,577**	**$ 836,577**
Excess/ (Shortfall)	**$ -**	**$ 38,332**	**$ 38,213**

FUND BALANCE AS OF 9/30/25	$862,284
FY 2025/2026 ACTIVITY	$38,332
FUND BALANCE AS OF 9/30/26	$900,616

Notes

Reserve Fund Balance = $416,569*. Revenue Account Balance = $484,047*.

Revenue Account Balance To Be Used To Make 11/1/2026 Interest Payment Of $306,354.

* Approximate Amounts

Series 2024 Bond Information

Original Par Amount =	$12,670,000	Annual Principal Payments Due:
Interest Rate =	4.125% - 5.30%	May 1st
Issue Date =	Feb 2024	Annual Interest Payments Due:
Maturity Date =	May 2053	November 1st
Par Amount As Of 9/30/26 =	$12,055,000	

AGENDA
CORKSCREW CROSSING
COMMUNITY DEVELOPMENT DISTRICT
RiverCreek Clubhouse
20161 Camellia Crosse Lane
Estero, FL 33928
LANDOWNERS' MEETING
November 12, 2026
2:00 P.M.

A. Call to Order
B. Proof of Publication……..Page 16
C. Establish a Quorum
D. Consider Adoption of Election Procedures……..Page 17
E. Election of Chair for Landowners' Meeting
F. Election of Secretary for Landowners Meeting
G. Approval of Minutes
    1. August 4, 2022 Landowners' Meeting Minutes…….Page 20
H. Election of Supervisors
    - Determine Number of Voting Units Represented or Assigned by Proxy…….Page 22
    - Nomination of Candidates
    - Casting of Ballots……..Page 23
    - Ballot Tabulations
I. Certification of the Results
J. Administer Oath of Office & Review Board Member Responsibilities and Duties
K. Landowners' Comments
L. Adjourn

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Laura J. Archer
Corkscrew Crossing Community Development District
2501 Burns RD
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 10/16/2026, 10/23/2026
FNP news-press.com 10/16/2026, 10/23/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/23/2026

Legal Clerk

Nicole Jacobs
Notary, State of WI, County of Brown

8-21-30
My commission expires

Publication Cost:	$664.50	
Tax Amount:	$0.00	
Payment Cost:	$664.50	
Order No:	12698671	# of Copies:
Customer No:	1125537	1
PO #:	reg board meet 11/12	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND REGULAR BOARD MEETING OF THE BOARD OF SUPERVISORS OF THE CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Corkscrew Crossing Community Development District (the "District"), the location of which is generally described as comprising approximately 395.6 acres, located south of Corkscrew Road, east of I-75, west of the Crew Wildlife and Environmental Area and north of the Larry Kiker Preserve within Estero, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering any other such business which may properly come before the Board.

DATE: November 12, 2026
TIME: 2:00 p.m.
PLACE: RiverCreek Clubhouse
20161 Camellia Crosse Lane
Estero, FL 33928

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Kathleen Meneely
District Manager
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
No.12698671 Oct. 16, 23, 2026

SPECIAL DISTRICT (CDD)
ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.

c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.

b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 5, 2024

A. CALL TO ORDER

The Corkscrew Crossing Community Development District (the "District") Landowners' Meeting of November 5, 2024, was called to order at 1:00 p.m. in the RiverCreek Sales Office located at 12776 Springbrook Court, Estero, FL 33928.

B. PLEDGE OF ALLEGIANCE

C. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Landowners' Meeting had been published in the *Fort Myers News Press* on October 9, 2024, and October 16, 2024, as legally required.

D. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman	John Asher	Absent
Vice Chairman	Craig Callis	Absent
Supervisor	Maria Menendez	Absent
Supervisor	Richard Norwalk	Absent
Supervisor	Larry Portnoy	Present

Staff presented included the following:

District Manager	Kathleen Meneely	Special District Services, Inc.
District Counsel	Kyle McGee (via phone)	Kutak Rock

Also present was Clayton Ratliff of GL Homes representing the landowner via proxy. With no other voting landowners present, all votes were by 1 (one).

E. ELECTION OF CHAIR FOR LANDOWNERS' MEETING

Mr. Ratliff was elected Chair for the Landowners' Meeting.

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

Ms. Meneely was elected Secretary for the Landowners' Meeting.

G. APPROVAL OF MINUTES

1. June 28, 2023, Landowners' Meeting

Mr. Ratliff approved the minutes of the June 28, 2023, Landowners' Meeting, as presented.

H. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

It was determined that there were 231 voting units represented by proxy.

2. Nomination of Candidates

Mr. Ratliff nominated Messrs. Portnoy, Callis and Norwalk as candidates.

3. Casting of Ballots

4. Ballot Tabulations

Mr. Portnoy received 231 votes.

Mr. Callis received 231 votes.

Mr. Norwalk received 225 votes.

5. Certification of Results

Mr. Ratliff noted that Messrs. Portnoy and Callis had each received 4-year terms of office with Mr. Norwalk receiving a two-year term of office.

I. LANDOWNER COMMENTS

There were no further Landowner comments.

J. ADJOURNMENT

There being no further business to address, the Landowners' Meeting was adjourned by Mr. Ratliff at 1:02 p.m. There were no objections.

ATTESTED BY:

_____ _____

Secretary/Assistant Secretary Chairperson/Vice-Chair

LANDOWNER PROXY
CORKSCREW CROSSING
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Corkscrew Crossing Community Development District to be held on November 12, 2026 at 2:00 p.m. at RiverCreek Clubhouse, 20161 Camellia Crosse Lane, Estero, FL 33928 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners' meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

Parcel Description* **# of Acres**

_____ _____

_____

_____

* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2) (b), Florida Statutes (2026), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: ____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote. For example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

BALLOT

BALLOT # _____

CORKSCREW CROSSING
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

ELECTION OF BOARD SUPERVISORS

NOVEMBER 12, 2026

The undersigned certifies that he/she is the owner (___) or duly authorized **representative of lawful proxy of an owner** (___) of land in the **Corkscrew Crossing Community Development District,** constituting _____ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate	**Number of Votes**
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

_____

_____

_____