

**MINUTES OF MEETING  
CURRENTS  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Currents Community Development District was held on Tuesday, June 11, 2024 at 3:30 P.M. at the offices of Coleman, Yovanovich & Koester, 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.

**Landowners Present:**

|                |                     |
|----------------|---------------------|
| Jarret English | Assistant Secretary |
| Tonya Holden   | Assistant Secretary |
| Tommy Dean     | Assistant Secretary |

**Absent:**

|              |                  |
|--------------|------------------|
| Charles Cook | Chairperson      |
| Rob Summers  | Vice Chairperson |

**Also present were:**

|                |                     |
|----------------|---------------------|
| James P. Ward  | JPWard & Associates |
| Greg Urbancic  | District Attorney   |
| Jackie Laroque | District Engineer   |

**Audience:**

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. James P. Ward called the meeting to order at approximately 3:30 p.m. He reported all Members of the Board were present, with the exception of Chair Cook and Supervisor Summers, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of Advertisement of Public Hearings**

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

**April 9, 2024 - Regular Meeting Minutes**

Mr. Ward asked if there were any corrections or deletions to the Regular Meeting Minutes; hearing none, he called for a motion.

**On MOTION made by Tommy Dean, seconded by Jarret English, and with all in favor, the April 9, 2024 Regular Meeting Minutes were approved.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

**PUBLIC HEARINGS – FY 2025 BUDGET AND SPECIAL ASSESSMENTS**

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

**a) FISCAL YEAR 2025 BUDGET**

**I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Tommy Dean, seconded by Tanya Holden, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions with respect to the Fiscal Year 2025 Budget; there were none. He noted there were no members of the public present in person. He called for a motion to close the Public Hearing.

**On MOTION made by Tommy Dean, seconded by Tanya Holden, and with all in favor, the Public Hearing was closed.**

**II. Board Comment and Consideration**

Mr. Ward asked if there were any questions or comments from the Board; there were none.

**III. Consideration of Resolution 2024-10, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2025**

Mr. Ward called for a motion to approve the budget beginning October 1, 2024 and ending on September 30, 2025.

**On MOTION made by Tommy Dean, seconded by Tanya Holden, and with all in favor, Resolution 2024-10 was adopted, and the Chair was authorized to sign.**

**b) FISCAL YEAR 2025 IMPOSING SPECIAL ASSESSMENTS; ADOPTING THE ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY**

Mr. Ward indicated this public hearing was related to the imposition of the special assessments for the general fund, it adopted the assessment roll and approved the general fund special assessment methodology related to the Fiscal Year 2025 budget.

**I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Tommy Dean, seconded by Tanya Holden, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions; there were none. He noted there were no members of the public present in person. He called for a motion to close the Public Hearing.

**On MOTION made by Tommy Dean, seconded by Tanya Holden, and with all in favor, the Public Hearing was closed.**

**II. Board Comment and Consideration**

Mr. Ward asked if there were any questions or comments from the Board; there were none.

**III. Consideration of Resolution 2024-11, a resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll, and approving the General Fund Special Assessment Methodology**

Mr. Ward called for a motion.

**On MOTION made by Tommy Dean, seconded by Tanya Holden, and with all in favor, Resolution 2024-11 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-12**

**Consideration of Resolution 2024-12, a Resolution of the Board of Supervisors designating the dates, time, and location for regular meetings of the Board of Supervisors of the District**

Mr. Ward explained Resolution 2024-12 set the dates, time, and location of the Board’s meetings for Fiscal Year 2025 for the second Tuesday of each month at 3:30 p.m. at Coleman, Yovanovich & Koester, 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Tommy Dean, seconded by Tanya Holden, and with all in favor, Resolution 2024-12 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

**a) New performance reporting requirements for CDDs**

No report.

**II. District Engineer**

**a) Operations Report**

No report.

**III. District Manager**

- a) Supervisor of Elections Qualified Elector Report April 15, 2024**
- b) Florida Law Changes to Form 1 Filings**
- c) *Important Board Meeting Dates for Balance of Fiscal Year 2024***
  - 1) Landowners Election – November 12, 2024 (Seat 1,3, & 4)**
- d) Financial Statement for period ending April 30, 2024 (unaudited)**
- e) Financial Statement for period ending May 31, 2024 (unaudited)**

Mr. Ward stated the Supervisor of Elections annually reported the number of qualified electors in the District. He explained this number became significant when the District met two thresholds, one was 250 qualified electors, and the second was six years from the date of establishment. He stated the District met the first threshold with 347 registered voters within the District as of April 15, 2024. He noted the District was established in 2019, so the transition would begin in November of 2026 at which point two members would transition to qualified electors, a third seat in 2026 would be a landowner seat; in 2028 two more board members would transition to qualified electors and in 2030 the final landowner seat would transition to a qualified elector.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor’s Requests.

Mr. Tommy Dean stated he heard something about the Property Appraiser listing something incorrectly regarding ownership of a piece of the District on the eastern boundary. He asked if Mr. Ward knew anything about this.

Mr. Ward responded he had not heard anything about this.

Mr. Urbancic stated he understood the Property Appraiser had reached out to the surveyor with regard to some of the lake tracts. He stated there was a deed which would require some cleanup regarding one of the lake tracts. He stated the District bought the lakes, but when the lakes were platted, the edges were platted wider; the lake plat was larger than what the District purchased, so he was doing a quit claim deed to clean up the edges.

Mr. Dean stated this might be what he heard about. He asked if there was an exhibit showing what was under the maintenance of the CDD and what was still the responsibility of Taylor Morrison.

Mr. Ward stated there was an operating exhibit showing what the CDD was maintaining and what Taylor Morrison was maintaining. He stated most of this would come online October 1 as it was still in development. He asked if Mr. Urbancic wished to approve the deed today as there would not be another meeting for a couple of months.

Mr. Urbancic responded in the affirmative. *Essentially what it is, is a quit claim deed, from Taylor Morrison to the CDD over basically all the lake tracts so we can clean them up and work with Rhodes and Atwell to confirm we have the right legal description. What that does is it just takes – we sort of have the interior which is owned by the District and then there is a little slice around which is the rest of the platted tract. The District will then own the full platted tract and it just cleans that up. I can run through all of the various lake tracts if you want me to pull up the deed, but as I said, I've worked with Rhodes and Atwell to come up with the legal description.*

*Mr. Dean: From the Atwell perspective who was handling the majority of the conversation?*

*Mr. Urbancic: It was Nick and Jackie.*

Discussion ensued regarding the lake tracts, what was being maintained by the CDD versus Taylor Morrison, and what was platted versus what was owned by the CDD.

Mr. Urbancic described what was platted versus what was currently owned by the CDD and how the quit claim deed would give the remainder of the platted lake area over to ownership by the CDD. He noted Rhodes and Atwell provided the legal descriptions. He discussed the lakes which would be included. He explained the lakes were already dedicated to the District, this would just complete the full dedication.

Discussion continued regarding what would be dedicated to the District, what was platted, and what would ultimately be owned by the District.

Mr. Urbancic displayed and discussed the plat.

Mr. Ward explained homeowners would own up to the top of the bank, and the CDD would own from the top of the bank down to control and into the lake. He stated the CDD purchased all the lakes in 2019 and owned the fee simple title of the entire water management system.

Discussion ensued regarding how the District purchased the lakes before the lakes were developed and how complicated the process was, and how the quit claim deed would now clean up the edges to reflect exactly what was owned by the CDD.

**On MOTION made by Tommy Dean, seconded by Tanya Holden, and with all in favor, the quit claim deed from Taylor Morrison was authorized for acceptance.**

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 3:45 p.m.

**On MOTION made by Tommy Dean, seconded by Tanya Holden, and with all in favor, the Meeting was adjourned.**

Currents Community Development District

  
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James P. Ward, Secretary

  
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Charles Cook, Chairperson