



Board Workshop Agenda

July 23, 2026 • 1:00 PM

Location	CEPD Office 11528 Andy Rosse Lane Captiva, FL 33924
Virtual Access	Microsoft Teams https://teams.microsoft.com/meet/22098840623446?p=24ni60zhaekUazq7zK
Meeting ID	220 988 406 234 46
Passcode	vh2Bh6mz

Call to Order

1. Roll Call

2. Changes to the Agenda

3. Workshop Topics

A. GMS Apportionment Model Review *(Presented by Governmental Management Services)*

- GMS introductions; contracted deliverables; and progress update by deliverable
- Summary of findings for the Series 2021 Synovus Bank and Series 2025 Regions Bank promissory notes
- Review of the 2025 CEPD Apportionment Report, existing methodology, and preliminary special-assessment calculations
- Outstanding information or documentation needed from CEPD staff or District counsel

B. Debt Service and Capital Funding Considerations

- Debt-service structure, payment assumptions, cash-flow needs, and reserve considerations
- Possible additional Regions Bank loan draw before the September 15, 2026 conversion date

C. FY 2026-2027 Budget Considerations

- Preliminary General Fund and Capital Fund budgets, current-year financial status, and projected year-end results
- Relationship among project costs, available funding, debt service, and the proposed special assessment

D. Next Steps and Key Dates

- Completion of the apportionment model review; items for the August 10, 2026 Board meeting; and assessment-roll deadlines

4. Public Comment

5. Commissioners' Comments

6. Adjournment

Meeting Notice

In accordance with the Americans with Disabilities Act and section 286.26, Florida Statutes, any person requiring a reasonable accommodation to participate in this meeting should contact the CEPD office at 239.472.2472 or submit a written request to mycepd@mycepd.com. One or more elected or appointed local government officials, including but not limited to the Captiva Erosion Prevention District, may be in attendance at this meeting. Any person who decides to appeal a decision of the Board of Commissioners with respect to any matter considered at this meeting will need a record of the proceedings and, for that purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require CEPD to transcribe verbatim minutes; therefore, the person appealing must make the necessary arrangements with a private court reporter or reporting firm and bear the associated expense.