

**MINUTES OF MEETING
COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Cope's Landing Community Development District held Public Hearings and a Regular Meeting on February 27, 2023 at 2:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258.

Present at the meeting were:

John Gislason	Chair
Bob Porter	Vice Chair
Anthony Sharp	Assistant Secretary
Mark Dearing	Assistant Secretary
James Teagle	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Katie Buchanan (via telephone)	District Counsel
Kyle Magee (via telephone)	Kutak Rock LLP
Vince Dunn (via telephone)	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:01 p.m. All Supervisors were present. The Oath of Office was administered to Mr. Gislason prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor John Gislason (*the following will be provided in a separate package*)

This item was addressed during the First Order of Business.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**

- II. Form 1X: Amendment to Form 1, Statement of Financial Interests
- III. Form 1F: Final Statement of Financial Interests
- E. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date:

- A. Affidavit/Proof of Publication
- B. Consideration of Resolution 2023-28, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Cope's Landing Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Gislason and seconded by Mr. Teagle, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the Public Hearing was closed.

Mr. McGee stated that Resolution 2023-28 enables the CDD to place the assessments on the Tax Collector's roll and authorizes transmittal of the Resolution and entering into any necessary agreements with the Tax Collector and/or Property Appraiser.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, Resolution 2023-28, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Cope's Landing Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- A. Affidavit/Proof of Publication
- B. Mailed Notice to Property Owner(s)

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the Public Hearing was opened.

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

No members of the public or affected property owners spoke.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the Public Hearing was closed.

C. Engineer's Report *(for informational purposes)*

Mr. Dunn stated the Engineer's Report is unchanged since prepared. It covers roadways, drainage, water, sewer and amenities. It is for the entire CDD. The Report estimates the costs for the development, along with the entity responsible for ownership and maintenance.

Mr. McGee posed the following questions:

Mr. McGee: In your professional opinion, are the estimated costs of the project to be financed by the District reasonable and proper?

Mr. Dunn: Yes.

Mr. McGee: In your professional opinion, is there any reason that the project cannot be carried out by the District?

Mr. Dunn: No.

It was noted that the project is partially permitted; however, master plan permitting with the Water Management District and some future phase construction plan approvals are needed. Based on this project and others, no issues obtaining approvals are anticipated.

D. Preliminary Master Special Assessment Methodology Report *(for informational purposes)*

Mr. Torres presented the Preliminary Master Special Assessment Report and stated that there is no doubt that the general public, property owners and property outside of the CDD will benefit from the provision of the Capital Improvement Plan (CIP). He noted the following:

- The CDD consists of 293.48 +/- acres; 834 single-family homes are currently anticipated.
- The total costs of the CIP are estimated at \$34,280,000.
- The estimated par amount of special assessment bonds to be issued is \$47,230,000.
- Under this master financing plan the bonds will be structured to be amortized in 30 annual installments following a 24-month capitalized interest period.

Mr. Torres reviewed the remainder of the Report and Tables.

Mr. McGee posed the following questions:

Mr. McGee: In your professional opinion, do the lands subject to the Master Assessment Methodology receive special benefits from the District's CIP as provided in the Engineer's Report?

Mr. Torres: Yes.

Mr. McGee: In your professional opinion, are the special assessments, as provided in the Master Assessment Methodology, reasonably apportioned among the lands subject to the special assessments?

Mr. Torres: Yes.

Mr. McGee: In your professional opinion, is it reasonable and proper and just to assess the cost of the CIP against the lands in the District in accordance with your Methodology, which results in the special assessments set forth on the final assessment roll?

Mr. Torres: Yes.

Mr. McGee: Is it your opinion that the special benefits that the lands will receive as set forth in the final assessment roll will be equal to or in excess of the maximum special assessments thereon when allocated as set forth in the Master Assessment Methodology?

Mr. Torres: Yes.

Mr. McGee: Is it your opinion that it is the best interests of the District that the maximum special assessments be paid and collected in accordance with the Master Methodology and the District's Assessments Resolution?

Mr. Torres: Yes.

- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.***

The Board, sitting as the Equalizing Board, made no changes.

- E. Consideration of Resolution 2023-29, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Mr. Gislason presented Resolution 2023-29.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, Consideration of Resolution 2023-29, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-30 Amending Resolution 2023-13 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date

Mr. Torres presented Resolution 2023-30.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, Resolution 2023-30 Amending Resolution 2023-13 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure to April 4, 2023 at 2:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258.; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Gislason presented Resolution 2023-14. The following will be inserted into the Fiscal Year 2023 Meeting Schedule:

DATES: March 7, April 4, May 2, June 6, July 11, August 1 and September 5, 2023

TIME: 2:00 PM

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Approval of January 19, 2023, Organizational Meeting Minutes

Mr. Torres presented the January 19, 2023 Organizational Meeting Minutes.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the January 19, 2023, Organizational Meeting Minutes, as presented, were approved.

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

Mr. McGee stated that the bond validation hearing is scheduled for March 28, 2023.

B. District Engineer (Interim): *Dunn & Associates, Inc.*

There was no report.

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

- **UPCOMING MEETINGS**

- **March 7, 2023 at 2:00 PM [Landowners' Meeting] *Board is not required to attend***

- **April 4, 2023 at 2:00 PM [Budget Public Hearings for Fiscal year 2023 and Fiscal Year 2024]**

- **QUORUM CHECK**

TENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

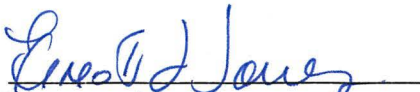
ELEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the meeting adjourned at 2:16 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair