

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

The Board of Supervisors of the Cope's Landing Community Development District held a Public Hearing and Regular Meeting on July 11, 2023 at 1:30 p.m., or immediately following adjournment of Arbors Community Development District Meeting, scheduled to commence at 1:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258.

Present at the meeting were:

John Gislason	Chair
Robert 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
David Taylor (via telephone)	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Porter called the meeting to order at approximately 1:25 p.m. Supervisors Gislason, Sharp, Porter and Teagle were present. Supervisor Dearing was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors, Bob Porter [SEAT 1] and James Teagle [SEAT 5] (the following will be provided in a separate package)

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Porter and Mr. Teagle. The Supervisors were familiar with the following:

- 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 on Adoption of Fiscal Year
2023/2024 Budget**

- A. Affidavit of Publication
- B. Consideration of Resolution 2023-38, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Consideration of this item was deferred to later in the meeting to ensure it occurs after 1:30 p.m.

FIFTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2023/2024
Funding Agreement**

Mr. Porter presented the Fiscal Year 2023-2024 Funding Agreement.

On MOTION by Mr. Teagle and seconded by Mr. Gislason, with all in favor, the Fiscal Year 2023/2024 Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

**Presentation of Supplemental Engineer's
Report**

Ms. Buchanan stated that the Report Addendum has an exhibit that identifies the land, which will be incorporated into the Assessment Methodology. She stated approximately \$7.5

million in improvements has been acquired, which should cover the proposed bond issuance for this phase.

On MOTION by Mr. Teagle and seconded by Mr. Gislason, with all in favor, the Supplemental Engineer's Report, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report

On MOTION by Mr. Teagle and seconded by Mr. Gislason, with all in favor, the First Supplemental Special Assessment Methodology Report, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-39, Delegating to the Chairman of the Board of Supervisors of Cope's Landing Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Cope's Landing Community Development District Capital Improvement Revenue Bonds, Series 2023 (2023 Project Area), as a Single Series Of Bonds Under The Master Trust Indenture (The "Series 2023 Bonds") in Order to Finance the Series 2023 Project; Establishing The Parameters For The Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions And Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2023 Bonds; Approving a Negotiated Sale of the Series 2023 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture And First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2023 Bonds; Approving the Form of the Series 2023

Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2023 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2023 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2023 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2023 Bonds; Authorizing Certain Officers of the District To Take All Actions And Enter Into All Agreements Required in Connection With the Acquisition and Construction of the Series 2023 Project; and Providing an Effective Date

Mr. Porter presented Resolution 2023-39.

On MOTION by Mr. Teagle and seconded by Mr. Gislason, with all in favor, Resolution 2023-39, Delegating to the Chairman of the Board of Supervisors of Cope's Landing Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Cope's Landing Community Development District Capital Improvement Revenue Bonds, Series 2023 (2023 Project Area), as a Single Series Of Bonds Under The Master Trust Indenture (The "Series 2023 Bonds") in Order to Finance the Series 2023 Project; Establishing The Parameters For The Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions And Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2023 Bonds; Approving a Negotiated Sale of the Series 2023 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture And First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2023 Bonds; Approving the Form of the Series 2023 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering

Memorandum Relating to the Series 2023 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2023 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2023 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2023 Bonds; Authorizing Certain Officers of the District To Take All Actions And Enter Into All Agreements Required in Connection With the Acquisition and Construction of the Series 2023 Project; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of May 31, 2023**

On MOTION by Mr. Teagle and seconded by Mr. Gislason, with all in favor, Unaudited Financial Statements as of May 31, 2023, were accepted.

TENTH ORDER OF BUSINESS

**Approval of May 2, 2023 Regular Meeting
Minutes**

On MOTION by Mr. Teagle and seconded by Mr. Gislason, with all in favor, the May 2, 2023 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Buchanan anticipated that the bonds to be offered within the next week or two and issuance withing the next four to six weeks.

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

There was no report.

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

- **__ Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: August 1, 2023 at 1:30 PM**
 - **QUORUM CHECK**

The next meeting will be on August 1, 2023, unless cancelled.

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

There were no Board Members' comments or requests.

▪ **Public Hearing on Adoption of Fiscal Year 2023/2024 Budget**

It being 1:30 p.m., this item, previously the Fourth Order of Business, was presented out of order to ensure presentation no earlier than 1:30 p.m.

A. Affidavit of Publication

B. Consideration of Resolution 2023-38, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Porter presented Resolution 2023-38.

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

No members of the public spoke.

Mr. Dearing arrived at the meeting at approximately 1:31 p.m.

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

On MOTION by Mr. Dearing and seconded by Mr. Sharp, with all in favor, Resolution 2023-38, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

Ms. Buchanan asked for Resolution 2023-39 to be considered again to ensure that adoption occurs after 1:30 p.m.

There were no questions regarding Resolution 2023-39.

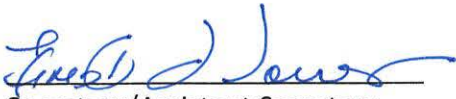
On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-39, Delegating to the Chairman of the Board of Supervisors of Cope's Landing Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Cope's Landing Community Development District Capital Improvement Revenue Bonds, Series 2023 (2023 Project Area), as a Single Series Of Bonds Under The Master Trust Indenture (The "Series 2023 Bonds") in Order to Finance the Series 2023 Project; Establishing The Parameters For The Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions And Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2023 Bonds; Approving a Negotiated Sale of the Series 2023 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture And First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2023 Bonds; Approving the Form of the Series 2023 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2023 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2023 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2023 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2023 Bonds; Authorizing Certain Officers of the District To Take All Actions And Enter Into All Agreements Required in Connection With the Acquisition and Construction of the Series 2023 Project; and Providing an Effective Date, was adopted.

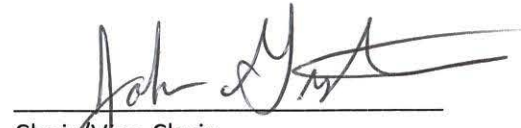
THIRTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

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


Secretary/Assistant Secretary


Chair/Vice Chair