MINUTES OF MEETING
COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cope's Landing Community Development District held a Special Meeting on September 27, 2023 at 11:00 a.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
Vince Dunn (via telephone)	Interim District Engineer
Cynthia Wilhelm	Bond Counsel
Amanda Kumar	U.S. Bank Company, N.A., Trustee

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 11:00 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Presentation of Final First Supplemental Special Assessment Methodology Report**

Mr. Torres presented the Final First Supplemental Special Assessment Methodology Report dated September 20, 2023.

Mr. Torres noted the following:

- The Methodology was prepared for the financing of Phase 1 and Phase 2, known as the "2023 Project Area".
- The CDD consists of approximately 293.48 acres within the City of Jacksonville, in Duval County, Florida.
- The Capital Improvement Plan (CIP) total costs are estimated at $34,280,000.
- The Development Plan anticipates 206 units in Phase 1 and 134 units in Phase 2, for a total of 340 units.
- Project Costs for the 2023 Project are projected to be $13,443,300.00.

The following correction will be made:

Page 15, Table 5: Change "Series 2022 Bonds" to "Series 2023 Bonds"

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2023-40, Setting Forth the Specific Terms of the Cope's Landing Community Development District Capital Improvement Revenue Bonds, Series 2023 (2023 Project Area); Confirming the District's Provision of the Series 2023 Project and Adopting an Engineer's Report; Confirming and Adopting a Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2023 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2023 Special Assessments; Providing for Conflicts, Severability and an Effective Date**

Mr. Porter presented Resolution 2023-40.

On MOTION by Mr. Porter and seconded by Mr. Teagle, with all in favor, Resolution 2023-40, Setting Forth the Specific Terms of the Cope's Landing Community Development District Capital Improvement Revenue Bonds, Series 2023 (2023 Project Area); Confirming the District's Provision of the Series 2023 Project and Adopting an Engineer's Report; Confirming and Adopting a Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2023 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2023 Special Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Developer Agreements**

Mr. Porter presented the following:

A. H. Smith, Inc.

I. Acquisition Agreement

II. Collateral Assignment

III. Completion Agreement

IV. Declaration of Consent

V. True Up Agreement

B. D.R. Horton, Inc. – Jacksonville

I. Collateral Assignment

On MOTION by Mr. Teagle and seconded by Mr. Porter, with all in favor, the H. Smith, Inc., Acquisition Agreement, Collateral Agreement, Completion Agreement, Declaration of Consent and True Up Agreement and the D.R. Horton, Inc. – Jacksonville, Collateral Assignment, were approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2023-41, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

Mr. Porter presented Resolution 2023-41.

On MOTION by Mr. Teagle and seconded by Mr. Porter, with all in favor Resolution 2023-41, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Ratification of Requisition Number: 01 [D. R. Horton, Inc. - Jacksonville]**

Ms. Buchanan stated the payout to DR Horton for the acquisition will exhaust the entire value of the Construction Account.

On MOTION by Mr. Teagle and seconded by Mr. Porter, with all in favor, D.R. Horton, Inc. - Jacksonville Requisition Number: 01, was ratified.

EIGHTH ORDER OF BUSINESS **Approval of July 11, 2023 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Teagle and seconded by Mr. Porter, with all in favor, the July 11, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. Buchanan believes the Requisition was transferred to the Trustee. Mr. Torres will confirm receipt and ensure funding of the account.

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

There was no report.

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

- **0 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: TBD**
  - **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. Teagle and seconded by Mr. Porter, with all in favor, the meeting adjourned at 11:10 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair