

**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
Robert Porter
Anthony Sharp
Mark Dearing
James Teagle

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Ernesto Torres
Katie Buchanan (via telephone)
Vince Dunn (via telephone)
Cynthia Wilhelm
Amanda Kumar

District Manager
District Counsel
Interim District Engineer
Bond Counsel
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.

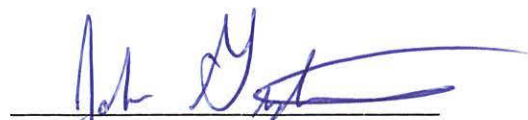
TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Teagle and seconded by Mr. Porter, with all in favor, the meeting adjourned at 11:10 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair