MINUTES OF MEETING
COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cope's Landing Community Development District held a Regular Meeting on May 7, 2024 at 3:00 p.m., at the Cope's Landing Amenity Center, 12123 Great Eagle Road, Jacksonville, Florida 32219.

Present were:

John Gislason	Chair
James Teagle	Assistant Secretary
Anthony Sharp	Assistant Secretary
Mark Dearing	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Katie Buchanan (via telephone)	District Counsel
Vince Dunn (via telephone)	District Engineer
Tony Shiver	Amenity Manager

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

Mr. Torres called the meeting to order at 3:00 p.m.

Supervisors Gislason, Teagle, Sharp and Dearing were present. Supervisor Porter was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Simmons Business Group, LLC d/b/a Greenpoint Landscaping Maintenance Agreement**

Mr. Torres stated this item is for ratification.

Mr. Gislason stated the Agreement must be corrected to reflect the proper pricing. It was noted that the Exhibits must be included.

On MOTION by Mr. Teagle and seconded by Mr. Sharp, with all in favor, the Simmons Business Group, LLC d/b/a Greenpoint Landscaping Maintenance Agreement, as amended and subject to inclusion of the Exhibits, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

The Board and Staff discussed the proposed Fiscal Year 2025 budget, which includes changes since the last meeting. The following changes were made to the proposed Fiscal Year 2025 budget:

Pages 2 and 4: Change "New capital projects" to "Miscellaneous contingency"

New Line Item: Add "Trash removal" for $3,000

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on July 9, 2024 at 3:00 p.m., at the Cope's Landing Amenity Center, 12123 Great Eagle Road, Jacksonville, Florida 32219; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Discussion: Amenity Policies**

The Board and Staff discussed amenity policies.

Ms. Buchanan stated that the Amenity Policies were modeled after those in effect at Entrada. She suggested authority be delegated to the Chair to finalize the Policies, should any minor revisions be necessary after inspecting the facilities.

Rental fees and nonresident user fees were discussed.

On MOTION by Mr. Teagle and seconded by Mr. Dearing, with all in favor, the Amenity Policies and authorizing the Chair to finalize, were approved.

On MOTION by Mr. Teagle and seconded by Mr. Dearing, with all in favor, authorizing Staff to publish a Notice of Hearing, was approved.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2024**

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

SEVENTH ORDER OF BUSINESS **Approval of April 2, 2024 Regular Meeting Minutes**

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the April 2, 2024 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Dunn & Associates, Inc.

There were no District Counsel or District Engineer reports.

- **Amenity Manager:**

This item was an addition to the agenda.

Mr. Shiver stated the facility looks good. He suggested installing a pool chemical controller; the cost of installation will be offset by savings on chemicals.

Discussion ensued regarding whether this equipment was part of the original plans and whether the CDD should incur the expense.

The consensus was that is a vital piece of equipment. A not-to-exceed amount will be approved; if it is not included in the plans, further actions may be needed.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, installation of a pool chemical controller, in a not-to-exceed amount of $6,000, if it was not included in the original plans, was approved.

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

Mr. Gislason stated he advised Ms. Buchanan to slow bond issuance until closer to September.

- **NEXT MEETING DATE: June 4, 2024 at 3:00 PM**
  - **QUORUM CHECK**

The June 4, 2024 meeting will be canceled. The July 2, 2024 meeting will be rescheduled to July 9, 2024 at 3:00 p.m., at which the Fiscal Year 2025 budget and the Rate Public Hearings will be held.

Supervisors Gislason, Teagle, Sharp and Dearing confirmed their attendance at the July 9, 2024 meeting.

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

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the meeting adjourned at 3:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair