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 August 6, 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
Robert Porter	Vice Chair
Mark Dearing	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Katie Buchanan (via telephone)	District Counsel
Vince Dunn (via telephone)	District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel

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

Mr. Gislason called the meeting to order at 3:01 p.m. Supervisors Gislason, Porter and Dearing were present. Supervisors Teagle and Sharp were not present.

SECOND ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS **Presentation of Second Supplemental Engineers Report**

Mr. Gislason presented the Second Supplemental Engineer's Report.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the Second Supplemental Engineers Report, dated May 6, 2024, was approved.

FOURTH ORDER OF BUSINESS **Presentation of Second Supplemental Special Assessment Methodology Report**

Mr. Gislason presented the Second Supplemental Special Assessment Methodology Report. Ms. Buchanan asked Mr. Gislason if he agrees with the rates. Mr. Gislason replied affirmatively. Ms. Buchanan stated these are preliminary numbers, which will be sized down when the bonds are issued.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the Second Supplemental Special Assessment Methodology Report, dated August 2, 2024, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-09, 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 2024 (Assessment Area Two), as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2024 Bonds") in Order to Finance the Assessment Area Two 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 2024 Bonds; Approving a Negotiated Sale of the Series 2024 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Second 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 2024 Bonds; Approving the Form of the Series 2024 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2024 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 2024 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 2024 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 Assessment Area Two Project; and Providing an Effective Date

Mr. Gislason presented Resolution 2024-09.

Ms. Wilhelm stated that this Resolution accomplishes the following:

- Authorizes the Chair to enter into the Bond Purchase Contract (BPC) as long as the terms are within the parameters set forth.
- Approves the forms of certain other documents that are needed in order to market, price and sell the bonds.

Ms. Buchanan called attention to the parameters exhibit, stated that the other documents will be approved in substantial form, including the Supplemental Indenture, the offering statements approved and all the exhibits that are attached.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, 2024-09, 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 2024 (Assessment Area Two), as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2024 Bonds") in Order to Finance the Assessment Area Two 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 2024 Bonds; Approving a Negotiated Sale of the Series 2024 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Second 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 2024 Bonds; Approving the Form of the Series 2024 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum

and Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2024 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 2024 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 2024 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 Assessment Area Two Project; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of FMSbonds, Inc., Rule G-17 Disclosure Letter**

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the FMSbonds, Inc., Rule G-17 Disclosure Letter, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the Goals and Objectives developed and the Performance Measures/Standards & Annual Reporting Form, were approved.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2024**

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

NINTH ORDER OF BUSINESS **Approval of July 9, 2024 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Dearing and seconded by Mr. Porter, with all in favor, the July 9, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. Buchanan stated Staff prepared the documents for the conveyance of the common area tracts in Phase 1. All the common area tracts will be transferred to the CDD. She asked the Board to authorize Staff to work with the Developer to complete any bills of sale or warranty transfers that are necessary for related improvements.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, conveyance of the common area tracts in Phase 1 and authorizing Staff to work with the Developer to complete any bills of sale or warranty transfers that are necessary for related improvements, were approved.

B. District Engineer: Dunn & Associates, Inc.

Mr. Dunn stated the acreage for Phase 3 is pending; he hopes to have a legal description with the final acreage in a matter of days.

C. Field and Amenity Manager: First Coast Management Services

There was no report.

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

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

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

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS **Public Comments**

There were no Public Comments.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the meeting adjourned at 3:08 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair