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 September 3, 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
Anthony Sharp	Assistant Secretary
James Teagle	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Katie Buchanan	District Counsel
Vince Dunn (via telephone)	District Engineer
Tony Shiver	First Coast Contract Maintenance Service
Alex Waddell	Resident
Members of the public	

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

Mr. Gislason called the meeting to order at 3:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2024-10, Setting Forth the Specific Terms of the Cope's Landing Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two); Confirming the District's Provision of the Assessment Area Two 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 2024 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 2024 Special Assessments; Providing for Conflicts, Severability and an Effective Date

Mr. Gislason presented Resolution 2024-10.

Ms. Buchanan stated this bond issuance applies to Assessment Area Two, the newest part of the CDD. These bond assessments will not apply to current property owners.

On MOTION by Mr. Porter and seconded by Mr. Teagle, with all in favor, Resolution 2024-10, Setting Forth the Specific Terms of the Cope's Landing Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two); Confirming the District's Provision of the Assessment Area Two 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 2024 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 2024 Special Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Assignment of Construction Contract from Cope's Development (to be provided under separate cover)**

Ms. Buchanan presented the Assignment of Construction Contract from Cope's Development. She noted that the CDD will spend $2.5 million in construction proceeds. The funds will be split into two funds; $1.2 million will be paid to Cope's Development in connection with work that they are completing. The CDD will take assignment of a contract for approximately $5 million for the 120 Phase 3 lots; to date, roughly $1.4 million has been spent so the CDD will requisition payment back to reimburse Cope's Development, LLC, for $1.2 million of that contract. This will occur once the Developer's Affidavit and the Engineer's

Certificate are executed and completed. The contractor will assign any warranties incurred to date; the CDD will be responsible for making the payments.

Ms. Buchanan stated, now that it is officially the CDD's contract, it is expected that the CDD will enter into a Funding Agreement with Cope's Development to finish funding, as they have the obligation to do so. It is contemplated that they will pay the contractor directly if the Board is in agreement, rather than submitting payments via the CDD's accounting. The CDD will also ask for Cope's to provide a Construction Easement, since it is the CDD's contract and they are the underlying property owners.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the Assignment of Construction Contract from Cope's Development, was approved.

- **Consideration of Requisition No. 2**

This item was an addition to the agenda.

Ms. Buchanan presented Requisition No. 2, in the amount of $1.2 million, to Cope's Development for work completed to date.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, Requisition No. 2, in the amount of $1.2 million, to Cope's Development, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Assignment of Construction Contract from D. R. Horton, Inc. – Jacksonville (to be provided under separate cover)**

Ms. Buchanan presented the Assignment of Construction Contract from D.R. Horton, Inc. – Jacksonville. This item is similar to the Fourth Order of Business, with DR Horton as Developer. So far, DR Horton has only spent slightly under $300,000. Similar to Cope's Development, DR Horton will be asked to continue making payments on the contract via the Funding Agreement and the CDD will continue providing reimbursement until the bond proceeds are exhausted completely. At that point, DR Horton will be responsible for paying the balance.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, 2024-09, the Assignment of Construction Contract from D. R. Horton, Inc. – Jacksonville, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Requisitions (to be provided under separate cover)**

Ms. Buchanan presented Requisition No. 1, for the amount spent to date.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, Requisition No. 1, in the amount of $292,624.52, was approved.

Ms. Buchanan stated that she will include a Temporary Construction Agreement for the work property as well, in the Assignment motion.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of July 31, 2024**

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

EIGHTH ORDER OF BUSINESS **Approval of August 6, 2024 Regular Meeting Minutes**

On MOTION by Mr. Dearing and seconded by Mr. Porter, with all in favor, the August 6, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. Buchanan stated that bonds are expected to close by the end of the week; at that time, the CDD will be funded and all these documents will be implemented.

B. District Engineer: Dunn & Associates, Inc.

Mr. Dunn stated Staff will continue working with District Counsel and the Developers on Requisitions.

C. Field and Amenity Manager: First Coast Management Services

Mr. Shiver stated that the facilities are in great condition. Minor issues include work orders for the ladies' bathroom stall and broken concrete at the entrance.

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

- **NEXT MEETING DATE: October 1, 2024 at 3:00 PM**
  - **QUORUM CHECK**

The next meeting will be held on October 1, 2024, unless canceled. Mr. Teagle noted that the CDD realizes some cost savings when unnecessary meetings are canceled.

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

Mr. Teagle suggested proceeding with engaging a new landscape maintenance contractor. Mr. Gislason stated that the current contractor will not be able to continue providing services. Mr. Torres stated the contract amount is below the threshold that would require sealed bidding. He will work with Mr. Teagle to solicit new contractors.

Mr. Porter asked for the CDD website address to be added to the agenda letterhead.

It was noted that the CDD website is www.copeslandingcdd.net.

Mr. Porter encouraged homeowners to check the website for the meeting calendar and agenda. He noted that homeowners can direct issues and concerns to Mr. Torres and Mr. Shiver, via the website, between meetings for faster resolution.

ELEVENTH ORDER OF BUSINESS **Public Comments**

Resident Alex Waddell reported an issue with a pool side light. Mr. Shiver stated that he is aware of the problem and it is being addressed. He thanked Mr. Waddell for reporting it.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the meeting adjourned at 3:12 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair