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 February 4, 2025 at 3:00 p.m., at the Cope's Landing Amenity Center, 12123 Great Eagle Road, Jacksonville, Florida 32219.

Present:

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 (via telephone)	District Counsel
David Comer	First Coast Contract Maintenance Service

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 Requisitions (to be provided under separate cover)**

Mr. Torres stated that this agenda item was added as a placeholder for any requisitions that might be submitted. Ms. Buchanan stated that no requisitions were submitted; DR Horton will fund expenditures and submit for reimbursement at their pleasure.

FOURTH ORDER OF BUSINESS **Discussion: Traffic Concerns**

Mr. Gislason recalled resident concerns about speeding and stated that the Board shares this concern. The District Engineer looked at strategic locations for speed limit signs. Mr. Torres will work with the District Engineer and obtain proposals for installation of signs.

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Acceptance of Unaudited Financial Statements as of December 31, 2024

B. Approval of September 3, 2024 Regular Meeting Minutes

C. Ratification Items

I. Brightview Landscape Services, Inc. Landscape Maintenance Agreement

II. Doody Daddy Proposal for Pet Waste Station Service/Trash Can Servicing

III. The Lake Doctors, Inc. Lake Maintenance Services Agreement

On MOTION by Mr. Gislason and seconded by Mr. Teagle, with all in favor, the Consent Agenda Items listed, were approved, ratified and/or accepted.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Dunn & Associates, Inc.

Mr. Gislason stated that he advised Mr. Dunn and Mr. Taylor that their attendance was not needed today, as there were no engineering-related items on the agenda; having them not attend unless necessary can be a cost savings. The District Engineer had no report.

C. Field and Amenity Manager: First Coast Management Services

Mr. Comer reported the following:

- Four dog waste stations were installed as requested.
- Exercise floor mats were installed in the fitness room.
- BrightView replaced five or six palm trees in the pool deck area.
- The splash pad issue will soon be resolved. Replacement U.V. bulbs were ordered for the disinfecting system on the splash pad and are expected to arrive this week.

Mr. Gislason voiced his opinion that the landscaping and facilities look good; he believes the landscaper is doing a good job.

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

Mr. Torres noted the need to consider Fiscal Year 2026 budget items and stated that Staff will need to know about additional maintenance items coming online, such as landscaping, so that the budget can be adjusted accordingly.

Mr. Gislason stated that he would like to publish the proposed Fiscal Year 2026 budget as soon as possible. Although he does not believe assessments will change drastically, there are many new residents and some residents think they did not receive notice early enough last year.

- **NEXT MEETING DATE: March 4, 2025 at 3:00 PM**
  - **QUORUM CHECK**

The next meeting will be held on March 4, 2025, unless canceled.

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

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Teagle and seconded by Mr. Dearing, with all in favor, the meeting adjourned at 3:06 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair