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 6, 2025 at 3:00 p.m., at 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
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
David Comer	First Coast Contract Maintenance Service

Residents present:

Louis Fajardo	Brianna McMaster	Keith Del Percio	Montrele Wells	Lilly Calloway
Rivka Wooff	Christopher Schell	Rebecca Foster	Quemaki Wells	Alex Waddell
Yesenia Lugo	Natoya Jean Jacques	Kimberly Reinert	Jarred Nelson	Korie Vanleer
Jeff Rogers	Terril Jean Jacques	Zigan Danklou	Bruno Dunlop	Kelsey Nelson
Louis Colon	Bernardette Copeland			

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**

In response to a question about the proposed Fiscal Year 2026 budget, Mr. Gislason stated that it is unchanged from Fiscal Year 2025. He and Mr. Torres gave an overview of the purpose or what will be covered under several of the agenda items.

Mr. Gislason stated that information, the agenda, etc., can be found on the website.

In response to a question, Mr. Gislason explained the Landowners' Election process and stated that DR Horton, as the majority Landowner, has the most Landowner votes. Once certain milestones are reached or when the Developer wishes, the Board will begin transitioning to a resident Board.

In response to a question, it was confirmed that there is just one entrance and exit. It was designed based on City standards and it complies with the City's requirements. It was constructed as designed.

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

This item was a carry-over from the last agenda and can be removed from future agendas.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Gislason presented Resolution 2025-01. He reiterated the proposed Fiscal Year 2026 budget, Mr. Gislason stated that it is unchanged from Fiscal Year 2025.

On MOTION by Mr. Porter and seconded by Mr. Teagle, with all in favor, Resolution 2025-01, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on July 8, 2025 at 6:00 p.m., at 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 **Consideration of Resolution 2025-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Gislason presented Resolution 2025-02.

The following change was made to the Fiscal Year 2026 Meeting Schedule:

TIMES, October 7, 2025; January 6, 2026; April 7, 2026; and July 7, 2026: Change "3:00 PM" to "6:00 PM"

On MOTION by Mr. Porter and seconded by Mr. Teagle, with all in favor, Resolution 2025-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date**

Mr. Gislason presented Resolution 2025-03.

On MOTION by Mr. Porter and seconded by Mr. Teagle, with all in favor, Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

In response to resident questions, Mr. Gislason reiterated the purposes of various agenda items.

Mr. Gislason presented Resolution 2025-03. Ms. Buchanan explained the purpose of the Statewide Mutual Aid Agreement, which enables the CDD to participate in the program whereby, if the CDD needs something due to a disaster, another participating entity can help the CDD and vice versa. As the CDD does not have much in terms of the resources that would be requested, the CDD would most likely be a recipient of help than a giver of help.

Residents were urged to check the CDD website for information, meeting schedule, etc., and to email their questions to Mr. Torres before the meeting or to call him.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date**

Mr. Gislason presented Resolution 2025-04.

On MOTION by Mr. Porter and seconded by Mr. Teagle, with all in favor, Resolution 2025-04, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Ratifying District Staff's Relating to the Satisfaction of the Release Conditions of the Special Assessment Bonds, Series 2023 and Release of the Debt Service Reserve Funds into the Series 2023 Acquisition and Construction Account; Ratifying a Requisition for Payment of the Balance of the 2023 Acquisition and Construction Account; Providing Additional Authorization; and Providing for Severability, Conflicts, and an Effective Date**

Mr. Gislason presented Resolution 2025-05.

On MOTION by Mr. Porter and seconded by Mr. Teagle, with all in favor, Resolution 2025-05, Ratifying District Staff's Relating to the Satisfaction of the Release Conditions of the Special Assessment Bonds, Series 2023 and Release of the Debt Service Reserve Funds into the Series 2023 Acquisition and Construction Account; Ratifying a Requisition for Payment of the Balance of the 2023 Acquisition and Construction Account; Providing Additional Authorization; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS Consent Agenda

A. Acceptance of Unaudited Financial Statements as of March 31, 2025

B. Approval of February 4, 2025 Regular Meeting Minutes

On MOTION by Mr. Porter and seconded by Mr. Teagle, with all in favor, the Unaudited Financial Statements as of March 31, 2025 and the February 4, 2025 Regular Meeting Minutes, as presented, were accepted and approved, respectively.

TENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Dunn & Associates, Inc.

There was no report.

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

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

The next meeting will be held on June 3, 2025, unless canceled.

ELEVENTH ORDER OF BUSINESS Board Members' Comments/Requests

A Boad Member reiterated that residents should utilize the CDD website for information and they should email or call the District Manager with concerns or issues.

TWELFTH ORDER OF BUSINESS Public Comments

Mr. Gislason reminded the residents that their questions and/or comments should be related to CDD matters, not HOA or Developer matters.

A resident expressed concerns about the amenity center, pool capacity, amenity/pool rentals, parties, trash left behind, etc. He thinks the amenities should be better monitored. Mr. Gislason suggested Mr. Torres create Amenity Rules for the Board to consider.

A resident voiced her opinion that amenity center employees should clean up if people leave trash behind. Mr. Gislason noted that the employees are for the amenity center; they are not a janitorial service.

Discussion ensued regarding imposing a higher deposit for rentals.

In response to a comment about the amenity facilities, Mr. Gislason stated that the amenities are sized appropriately for the number of residents. Residents disagreed.

Discussion ensued regarding security for the amenities, the previously adopted Rules of Procedure, developing Amenity Rules, and potential for an assessment increase if staffing of the amenities is increased.

A resident discussed an issue about his lot. Mr. Gislason stated the CDD is not responsible for issues on homeowner lots/property. Regarding an AT&T issue, if the problem is in the road/right-of-way, it is a matter for the City and AT&T.

Regarding landscaping, Mr. Gislason stated that the contract is bid. Landscaping concerns should be directed to Mr. Torres.

A resident expressed her dissatisfaction with the holiday lighting. It was noted that, as more homes are sold, there will be more funds for decorations and, as the CDD transitions to a resident Board, that Board will be able to budget more for things like that, if they wish.

A resident voiced her belief that it is unfair residents pay assessments but have no say in what happens.

A resident discussed the need for more amenity staff, especially in the summer, and asked how it would be paid for, if the Fiscal Year 2026 budget is being adopted in the summer. A Board Member explained the budget adoption process and noted that the budget can be changed up until when it is adopted but it is too late to increase it; therefore, the amounts budgeted can be shifted out of line items and to other line items, if more is needed in another category.

A resident asked about the timing of assessment collections via the property tax bill. Mr. Gislason discussed collection of the CDD assessment. Mr. Torres explained the difference between the Operation & Maintenance (O&M) and Debt Service assessments.

In response to a question about the roads, Mr. Gislason stated that the final phase is usually done when there is 90% occupancy; the City generally dictates when it is done.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Porter and seconded by Mr. Teagle, with all in favor, the meeting adjourned.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair