

**MINUTES OF MEETING
COPE’S LANDING COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Cope’s Landing Community Development District held a Public Hearing and Regular Meeting on July 8, 2025 at 6:00 p.m., at 12123 Great Eagle Road, Jacksonville, Florida 32219.

Present:

John Gislason	Chair
Bob Porter	Vice Chair
Mark Dearing	Assistant Secretary
Anthony Sharp	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Katie Buchanan (via telephone)	District Counsel
David Comer	First Coast Contract Maintenance Service

Residents present:

Debbie King	Kelsey Davis	Rita Gallagher	Brianna McMaster
Carol King	Luis Colon	Kimberly Reinert	Terrill Jeanjacques
Mike King	Alex Waddell		

DUE TO AUDIO INTERFERENCE, SOME PUBLIC COMMENTS WERE INAUDIBLE.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Gislason called the meeting to order at 6:00 p.m. Supervisors Sharp, Dearing, Porter and Gislason were present. Supervisor Teagle was not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Gislason invited public comments regarding agenda items.

In response to a question, it was noted that the agenda is posted on the CDD website, www.copeslandingcdd.net, approximately one week before each meeting.

In response to a question regarding speeding, Mr. Gislason stated that the public roadways should have speed limit signs. Mr. Torres will ask the Sheriff's Department to provide traffic enforcement in the CDD.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

This item was presented following the Eighth Order of Business.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

This item was presented following the Eighth Order of Business.

FIFTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Mr. Gislason presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

- A. Consideration of Resolution 2025-08, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, Resolution 2025-08, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of June 3, 2025 Regular Meeting Minutes

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the June 3, 2025 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.

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

- **273 Registered Voters in District as of April 15, 2025**

Mr. Torres stated the CDD has reached 250 residents. Once the CDD reaches six years of existence, Board seats will begin transitioning to election via the General Election process and be filled by qualified electors of the CDD, as the terms expire.

- **UPCOMING MEETINGS**
 - **August 5, 2025 at 3:00 PM**
 - **September 2, 2025 at 3:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on August 5, 2025, unless canceled.

- **Amenity Manager's Report**

This item was an addition to the agenda.

Mr. Comer discussed ongoing issues at the pool, such as food and chewing gum being found in and around the pool and on the pool deck. Food is not permitted anywhere in the pool

area or on the pool deck because it taints the water and could be a health risk. Residents are asked to obey the rules and remind others of the rules when Staff is not present. It was necessary to close the pool after the weekend due to the water conditions. While Staff does its best to maintain the pool area, help and cooperation are needed.

Mr. Comer stated that Staff is managing the lawn crew, who maintains the ponds. All ponds have been turned over to the CDD, with the exception of Pond 11, which is still undeveloped and cannot be mowed. The Lake Doctors is treating vegetation and algae; it will take time for improvement and treatments will be replied if necessary. Mr. Gislason suggested Mr. Shiver send another e-blast reminding property owners about the rules.

▪ **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

This item, previously the Third Order of Business, was presented out of order.

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the Public Hearing was opened.

Mr. Gislason noted that assessments are not proposed to increase year-over-year.

Resident Brianna McMaster asked when the information sign/board that was budgeted for in the previous fiscal year's budget will be installed. Mr. Comer stated his understanding that it will be installed once it is received. An update will be provided at the next meeting.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the Public Hearing was closed.

B. Consideration of Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

- **Resolution 2025-07, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll;**

Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

This item, previously the Fourth Order of Business, was presented out of order.

Mr. Gislason presented Resolutions 2025-06 and Resolution 2025-07.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date; and Resolution 2025-07, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date; were both adopted.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

Resident Debbie King asked for a skimmer to be available at the pool so pool users can remove construction materials that blow into the pool. Mr. Gislason stated that the landscape company and The Lake Doctors will remove these items. Staff works diligently to address these issues with vendors; residents should contact Mr. Comer, Mr. Shiver or Mr. Torres with issues.

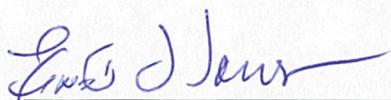
It was noted that trash is conveyed into the ponds via the storm drains when it rains.

Ms. McMaster asked for the dog waste stations to be repaired. Mr. Gislason stated they should be maintained as issues are noted and asked for the locations to be provided to Mr. Torres. It was noted that, for more immediate attention, issues observed can be reported to Staff between meetings via the contact information on the CDD website.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the meeting adjourned at 6:14 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair