

**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 3, 2026 at 3:00 p.m., at 12123 Great Eagle Road, Jacksonville, Florida 32219.

Present:

John Gislason
Mark Dearing
Anthony Sharp
James Teagle

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez (via telephone)
Katie Buchanan (via telephone)
Hunter Hurley (via telephone)
Tony Shiver
David Comer
Rita Gallagher
Nikko Janson

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kutak Rock LLP
Amenity Manager
First Coast Contract Maintenance Service
Resident
Resident

DUE TO AUDIO INTERFERENCE, SOME COMMENTS WERE INAUDIBLE.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Gislason called the meeting to order at 3:00 p.m.

Supervisors Sharp, Dearing, Teagle and Gislason were present. Supervisor Porter was not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Gislason invited public comments related to agenda items.

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-01, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [November 3, 2026 - Seats 3, 4 & 5]

Mr. Torres presented Resolution 2026-01. Seats 3, 4 and 5, currently held by Mr. Dearing, Mr. Gislason and Mr. Teagle, respectively, will be up for election at the November Landowners' Election.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2026-01, Designating a Date, Time and Location of November 3, 2026 at 12:00 p.m., at 12123 Great Eagle Road, Jacksonville, Florida 32219, for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

- A. October 1, 2024 - September 30, 2025 [Posted]**
- B. October 1, 2025 - September 30, 2026**

These items were included for informational purposes.

FIFTH ORDER OF BUSINESS

Consideration of Special Warranty Deeds

- A. D.R. Horton to CDD – Common Areas Phase 1**
- B. Copes Development to CDD – Common Areas Phase 3**

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the Special Warranty deeds, in substantial form, and directing District Counsel to work with the Chair to finalize all common areas, were approved.

SIXTH ORDER OF BUSINESS

Ratification Items

- A. The Lake Doctors, Inc. Water Management Agreement
- B. First Coast Contract Maintenance Services, LLC Agreement for Janitorial, Common Area and Pool Maintenance Services

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, The Lake Doctors, Inc. Water Management Agreement, and First Coast Contract Maintenance Services, LLC Agreement for Janitorial, Common Area and Pool Maintenance Services, were ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

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

EIGHTH ORDER OF BUSINESS

Approval of July 8, 2025 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the July 8, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH 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. Field Operations/Amenity Manager: First Coast CMS, LLC
 - I. Monthly Reports
 - Field and Pond Reports
 - December 2025
 - January 2026
 - Amenity Report – January 2026

These items were included for informational purposes.

Mr. Shiver stated the facilities are in good condition. Biweekly inspections of lake infrastructure were completed. Reports were shared with vendors to track and address landscape and lake maintenance issues, including picking up trash in ponds, aquatic treatments, etc.

II. Consideration of Kept Companies, Proposal No. KC-50107 Building Exterior Cleaning

Mr. Shiver presented the proposal to pressure wash the Amenity Center. He discussed his company's experience with Kept Companies and noted that their pricing has been very competitive and service is very good.

The consensus was to obtain an additional competitive proposal.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, authorizing exterior cleaning of the Amenity Center, in a not-to-exceed amount of \$750, subject to Staff obtaining an additional competitive bid before proceeding, was approved.

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

Mr. Torres noted that Duval County requires the proposed fiscal year 2027 budget to be turned in early. He will work with Staff and Mr. Comer to prepare the proposed Fiscal Year 2027 budget.

- **NEXT MEETING DATE: March 3, 2026 at 3:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on March 3, 2026, unless canceled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

A resident asked for Board meetings to be scheduled later in the day to increase community participation. Mr. Gislason stated that Board meetings, other than the budget meetings, are not generally well attended. Several meetings are scheduled in the evening. For

more immediate attention, questions, comments or concerns can be submitted to Staff in between meetings via the contact information on the CDD website.

A resident asked about work occurring across the street. Mr. Gislason stated the pond is being expanded; when all the necessary dirt is removed, sod will be installed and the area will be beautified. The goal is to avoid disruptions to residents. It is hoped that work will be completed within six months.

Residents asked for a bench and swings to be installed in the playground area. Mr. Torres will include these as items for consideration in the proposed Fiscal Year 2027 budget. It was noted that some residents using the playground took chairs from the pool area.

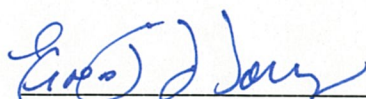
Mr. Torres stated the April meeting is scheduled for 6:00 p.m. The consensus was for the proposed Fiscal Year 2027 budget to be presented at the April 7, 2026 meeting.

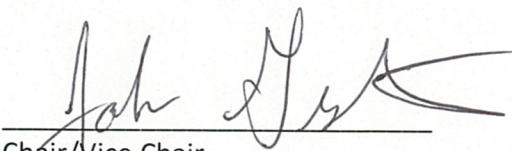
TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the meeting adjourned at 3:14 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair