

**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 April 7, 2026 at 6:00 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  
Katie Buchanan (via telephone)  
Tony Shiver  
Rita Gallagher  
Booker Alexander

District Manager  
Wrathell, Hunt and Associates, LLC  
District Counsel  
Amenity Manager  
Resident  
Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Gislason called the meeting to order at 6:00 p.m.

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2026/2027 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 2026-03.

**On MOTION by Mr. Teagle and seconded by Mr. Dearing, with all in favor, Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2026/2027, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for July 7, 2026 at 6:00 p.m., at 12123 Great Eagle Road, Jacksonville, FL 32219; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

Mr. Torrs stated, for the record, I want to reflect that the Public Hearing is being set for July 7, 2026 at 6:00 p.m., and the amount of the Revenues of the budget is \$700,657 and that is a breakdown of on-roll and off-roll and Landowner contribution. Mr. Gislason stated, like you mentioned, the Operation & Maintenance fees are not expected to increase. Mr. Torres stated that is correct.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date**

Mr. Gislason presented Resolution 2026-04.

**On MOTION by Mr. Teagle and seconded by Mr. Dearing, with all in favor, Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of BrightView Landscape Services Proposal for Extra Work [Removal of Debris, Grading and Sodding]**

Mr. Gislason presented the BrightView Landscape Services Proposal for extra work for removal of debris, grading and sodding.

**On MOTION by Mr. Teagle and seconded by Mr. Dearing, with all in favor, the BrightView Landscape Services Proposal for extra work for removal of debris, grading and sodding, in the amount of \$3,746.12, was approved.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2026**

**On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of February 3, 2026 Regular Meeting Minutes**

**On MOTION by Mr. Teagle and seconded by Mr. Dearing, with all in favor, the February 3, 2026 Regular Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Ms. Buchanan is working on the bond resolution.

**B. District Engineer: Dunn & Associates, Inc.**

There was no report.

**C. Field Operations/Amenity Manager: First Coast CMS, LLC**

**I. Monthly Reports**

- **Field and Pond Reports**
- **Lake Reports**

These items were included for informational purposes.

Mr. Shiver stated an insurance inspection appraisal of the facilities was conducted. A health inspection occurred; the pools and splash pad passed inspection. The Developer will be asked if they will repair the pond erosion issues. Landscape discrepancies in services are being monitored.

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

- **NEXT MEETING DATE: May 5, 2026 at 3:00 PM**

- **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TENTH ORDER OF BUSINESS**

**Public Comments**

Resident Booker Alexander asked if the front pond will have fish in it and if the dirt being dug out is going to the back.

Mr. Gislason stated he does not know when it will be completed; the dirt is going to the back part of the neighborhood. The rest of the dirt goes to Phase 6, so it will be another nine months to a year before it is completely finished. Regarding the number of phases, Mr. Gislason stated there will be seven phases. Mr. Alexander asked if there will be another swimming pool. Mr. Gislason stated the current pool is sized for the entire development.

A resident stated she is a DJ. She asked if there will be a grand opening for the pool and if DJ services are needed. Mr. Shiver stated a grand opening plan is not in place, but it might be planned. He urged the resident to speak to him after the meeting.


**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Teagle and seconded by Mr. Dearing, with all in favor, the meeting adjourned at 6:09 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair