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 5, 2026 at 3:00 p.m., at 12123 Great Eagle Road, Jacksonville, Florida 32219.

Present:

John Gislason	Chair
Mark Dearing	Assistant Secretary
Anthony Sharp	Assistant Secretary
James Teagle	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
Hunter Hurley (via telephone)	Kutak Rock
Glen Wieger (via telephone)	District Engineer
David Comer	Field Operations/First Coast CMS, LLC
Tony Shiver	Amenity Manager/ First Coast CMS, LLC
Cynthia Wilhelm (via telephone)	Bond Counsel
Unidentified Member of the Public	

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Gislason called the meeting to order.

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 **Presentation of Third Supplemental Engineer's Report**

Ms. Buchanan explained that the actions being taken today involve the Third Supplemental Engineer's Report, which describes the project being undertaken; Resolution 2026-05, which authorizes the CDD to proceed with issuing bonds to finance the infrastructure described in the Engineer's Report; and the Preliminary Third Supplemental Special Assessment Methodology Report, which discusses and incorporates how the CDD's debt service for the bonds will be allocated. Today's actions only impacts the lands and lots in Phases 4 and 5; issuance of these bonds will not impact any homeowner that currently owns a lot within the CDD boundaries. This is only for the new portion of the development.

Mr. Wieger presented the Third Supplemental Engineer's Report dated May 5, 2026, and noted the following:

- The District's 2026 Project includes the recreational facilities and the portion of the Capital Improvement Plan (CIP) that is necessary for the development of what is known as Phases 4 and 5, also known as Assessment Area Three.
- The 2026 Project is anticipated to account for 217 single family residential units.
- The 2026 Project includes improvements necessary for the development of the recreation facilities and the Phases 4 and 5 lots include Clearing and Earthwork; Stormwater Systems; Water and Sewer Utilities (a); Roadway Improvements; Electric and Street Lighting (b); Engineering, Surveying, Planning, CEI; Entry and Common Areas; and Amenity Center.
- The 2026 Project Estimated Costs total $7,834,000.00.

FOURTH ORDER OF BUSINESS **Presentation of Third Supplemental Special Assessment Methodology Report**

Mr. Torres presented the Preliminary Third Supplemental Special Assessment Methodology Report and noted the following:

- This Methodology Report coincides with the Engineer's Report for the District's 2026 Project, which includes the recreational facilities and the portion of the CIP necessary for the development of what is known as Phases 4 and 5, also known as Assessment Area Three.
- The 2026 Project is anticipated to be comprised of 217 single family residential units.
- The proposed supplemental financing plan for the District provides for the issuance of the Series 2026 Bonds in the total estimated principal amount of $5,045,000 to finance a

portion of the 2026 Project costs in the total amount estimated at $4,202,635.42, representing the amount of construction proceeds generated from the issuance of the Series 2026 Bonds.

Mr. Torres reviewed Appendix Tables 1 through 6, detailing the 2026 Project Development Plan, Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation, Cost Allocation, and Bond Assessment Apportionment.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, Delegating to the Chairman of the Board of Supervisors of Cope's Landing Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Cope's Landing Community Development District Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Three) (the "Series 2026 Bonds"), as a Single Series of Bonds Under the Master Trust Indenture in Order to Finance the Assessment Area Three Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing The Chairman to Accept the Bond Purchase Contract for the Series 2026 Bonds; Approving a Negotiated Sale of the Series 2026 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Third Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof By Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2026 Bonds; Approving the Form of the Series 2026 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2026 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2026 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to**

Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection With the Issuance, Sale and Delivery of the Series 2026 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2026 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the Assessment Area Three Project; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2026-05, known as the Delegated Award Resolution, which accomplishes the following:

➢ Delegates authority to the Chair to enter into the Bond Purchase Contract as long as the terms of the Bond Purchase Contract are within the parameters approved by the Board.

➢ Approves, in substantial form, certain documents needed to market, price and sell the bonds, including the Bond Purchase Contract, Supplemental Trust Indenture, Preliminary Limited Offering Memorandum, and the Continuing Disclosure Agreement.

➢ The parameters set forth by which the Bond Purchase Contract may be entered into are as follows:

Maximum Principal Amount:	Not to Exceed $6,000,000
Maximum Coupon Rate:	Maximum Statutory Rate
Underwriting Discount:	Maximum 1.5%
Not to Exceed Maturity Date:	Maximum Allowed by Law
Redemption Provisions:	The Series 2026 Bonds shall be subject to redemption as set forth in the form of Series 2026 Bond attached to the form of Supplemental Indenture attached hereto and shall be as set forth in the Purchase Contract.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2026-05, Delegating to the Chairman of the Board of Supervisors of Cope's Landing Community Development District (the "District") the Authority

to Approve the Sale, Issuance and Terms of Sale of Cope's Landing Community Development District Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Three) (the "Series 2026 Bonds"), as a Single Series of Bonds Under the Master Trust Indenture in Order to Finance the Assessment Area Three Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing The Chairman to Accept the Bond Purchase Contract for the Series 2026 Bonds; Approving a Negotiated Sale of the Series 2026 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Third Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof By Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2026 Bonds; Approving the Form of the Series 2026 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2026 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2026 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection With the Issuance, Sale and Delivery of the Series 2026 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2026 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the Assessment Area Three Project; and Providing an Effective Date, was adopted.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the Third Supplemental Engineer's Report and the Preliminary Third Supplemental Special Assessment Methodology Report, both in substantial form, were approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-06, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

A. Rules of Procedure

Mr. Gislason presented Resolution 2026-06. Ms. Buchanan presented the Rules of Procedure.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2026-06, to Designate Date, Time and Place of July 7, 2026 at 6:00 p.m., at 12123 Great Eagle Road, Jacksonville, Florida 32219, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of BrightView Landscape Management Hurricane Pre-Authorization Letter**

Mr. Gislason presented the BrightView Landscape Management Hurricane Pre-Authorization Letter.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the BrightView Landscape Management Hurricane Pre-Authorization Letter, in a not-to-exceed amount of $7,500, was approved.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2026**

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.

NINTH ORDER OF BUSINESS **Approval of April 7, 2026 Regular Meeting Minutes**

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the April 7, 2026 Regular Meeting Minutes, as presented, were approved.

TENTH 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.

It was noted that the District Engineer name above should be changed to "Live Oak Engineering, Inc.

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 had nothing to report.

It was noted that the ability of some outfalls might be compromised due to the low water levels.

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

- **UPCOMING MEETINGS**
  - ➢ **June 2, 2026 at 3:00 PM**
  - ➢ **July 7, 2026 at 6:00 PM [Adoption of FY2027 Budget and Rules of Procedure]**
    - ○ **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

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

Mr. Gislason asked if someone conferred with the Developer regarding the Phase Two Pond outfall to get it developed. The answer was yes and a response from the Developer is pending.

TWELFTH ORDER OF BUSINESS **Public Comments**

Discussion ensued regarding some issues with the sports fields.

THIRTEENTH 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