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 June 2, 2026 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

Also present:

Ernesto Torres (via telephone)	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Katie Buchanan	District Counsel
Glen Wieger (via telephone)	District Engineer
David Comer	Field Operations/First Coast CMS, LLC

Members of the public present:

Kimberly Reinert	Luis Colońn	Kathy Workman	Mishandray Etienne
Sheila Piccarillo	Rita Gallagher	Yashira Gonzalez	

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

Mr. Gislason called the meeting to order at 3:00 p.m. Supervisors Sharp, Dearing, Porter and Gislason were present. Supervisor Teagle was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2026-07, Setting Forth the Specific Terms of the Cope's Landing Community Development District Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Three); Confirming the District's Provision of the Assessment Area Three Project and**

Adopting an Engineer's Report; Confirming and Adopting a Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2026 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2026 Special Assessments; Providing for Conflicts, Severability and an Effective Date

Mr. Gislason presented Resolution 2026-07. Ms. Buchanan stated this Resolution sets the assessment levels as comparable to the other assessment levels with the goal of property owners paying approximately the same amount. This Resolution does not impact existing lots owned by homeowners; it only impacts future lots, and incorporates the final Assessment Methodology in calculating final assessment amounts.

On MOTION by Mr. Dearing and seconded by Mr. Porter, with all in favor, Resolution 2026-07, Setting Forth the Specific Terms of the Cope's Landing Community Development District Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Three); Confirming the District's Provision of the Assessment Area Three Project and Adopting an Engineer's Report; Confirming and Adopting a Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2026 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2026 Special Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Ancillary Financing Documents**

Mr. Gislason presented the following:

A. Collateral Assignment

B. Completion Agreement

C. Declaration of Consent

D. True-Up Agreement

E. Acquisition Agreement

On MOTION by Mr. Dearing and seconded by Mr. Porter, with all in favor, the Collateral Assignment, Completion Agreement, Declaration of Consent, True-Up Agreement, and Acquisition Agreement, were approved.

FIFTH ORDER OF BUSINESS **Consideration of FMSbonds, Inc. Rule G-17 Disclosure**

Ms. Buchanan presented the FMSbonds, Inc. Agreement for Underwriting Services & Rule G-17 Disclosure.

On MOTION by Mr. Dearing and seconded by Mr. Porter, with all in favor, the FMSbonds, Inc. Agreement for Underwriting Services & Rule G-17 Disclosure, was approved.

A Board Member reiterated that these items are related to the sale of new lots only and will not affect current property owners.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2026**

On MOTION by Mr. Dearing and seconded by Mr. Porter, with all in favor, the Unaudited Financial Statements as of April 30, 2026, were accepted.

SEVENTH ORDER OF BUSINESS **Approval of May 5, 2026 Regular Meeting Minutes**

On MOTION by Mr. Dearing and seconded by Mr. Porter, with all in favor, the May 5, 2026 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

- **Consideration of Acquisition of Phase Four Infrastructure Improvements**

This item was an addition to the agenda.

Ms. Buchanan discussed the need to authorize the funding and acquisition of the Phase Four Infrastructure Improvements constructed by the Developer, in a not-to-exceed amount of $3,400,000, except for water and sewer improvements being handled separately through JEA.

- **Consideration of Requisition No. 2, payable to D.R. Horton, for Phase Four Infrastructure Improvements**

  This item was an addition to the agenda.

Ms. Buchanan discussed the need to approve Requisition No. 2, payable to D.R. Horton, in a not-to-exceed amount of $3,667,000. While the Developer completed the work, they assigned the right to payment to DR Horton, pursuant to agreements outside the CDD.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the Acquisition of Phase Four Infrastructure Improvements, excluding water and sewer; in a not-to-exceed amount of $3,400,000; and Requisition No. 2, payable to D.R. Horton, for Phase Four Infrastructure Improvements, in a not-to-exceed amount of $3,667,000, was approved.

- **Consideration of Acquisition of Amenity Facilities and Requisition No. 3**

  This item was an addition to the agenda.

Ms. Buchanan discussed authorizing funding and acquisition of the Amenity Facilities and Requisition No. 3, in a not-to exceed amount of $3,305,000. Requisition No. 3 will unlikely be fully funded because most of the Construction Account will be utilized for infrastructure, leaving the Amenity Center funding open for future Debt Service Reserve releases.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the Acquisition of Amenity Facilities and Requisition No. 3, payable to DR Horton, in a not-to-exceed amount of $3,305,000, was approved.

- **Consideration of Requisition No. 1 for Cost of Issuance Expenses, including payment to Holland & Knight**

  This item was an addition to the agenda.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, Requisition No. 1 for Cost of Issuance Expenses, including payment to Holland & Knight, in a not-to-exceed amount of $20,000, was approved.

B. District Engineer: Live Oak Engineering, 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. Comer stated the equipment is currently in good working order. The fountain was repaired after being out of service for two weeks.

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

- **NEXT MEETING DATE: 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)**

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

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS **Public Comments**

Resident Sheila Piccirillo asked for clarification of the assessments. She thinks she was told that her assessments would decrease as more property owners share the costs. Mr. Gislason responded to questions and discussed the Operation & Maintenance (O&M) portion and the bond debt portion of the Non-Ad Valorem assessments on the tax bill. He noted that, while the O&M expenses are not projected to increase in Fiscal Year 2027, it can increase in the future. The HOA fee is completely separate and different from the CDD assessments.

Discussion ensued regarding what might cause O&M expenses to increase even as new property owners are added to share costs, such as increased usage, increasing staffing, additional landscaping expenditures, the need for additional maintenance, and cleaning.

Mr. Gislason encouraged attendees to attend the July 7, 2026 meeting where the budget will be presented and discussed in detail. Information, such as the agenda and the proposed budget, are on the CDD website, https://copeslandingCDD.net.

Discussion ensued about the amenity plans, disclosures in sales contracts related to assessments, and a statement that assessments change every year based on the budget.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Dearing and seconded by Mr. Porter, with all in favor, the meeting adjourned at 3:23 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair