

1 **MINUTES OF MEETING**

2 **THE DISTRICT**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of The District Community Development District
5 was held on Monday, December 14, 2020 at 1:30 p.m. at 602 Shetter Avenue, Jacksonville Beach, FL, with
6 Zoom Conference Call available.

7 **FIRST ORDER OF BUSINESS – Call to Order**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Art Lancaster	Board Supervisor, Chairman
11 John Dodson	Board Supervisor, Vice Chairman
12 Jay Dodson	Board Supervisor, Assistant Secretary

13 Also present were:

14 Patricia Thibault	District Manager, DPGF Management & Consulting
15 Maik Aagaard <i>(via phone)</i>	DPGF Management & Consulting
16 Bill Schilling	District Engineer, Kimley-Horn & Associates, Inc.
17 Jere Earlywine <i>(via phone)</i>	District Counsel, Hopping Green & Sams
18 Bob Gang <i>(via phone)</i>	Bond Counsel, Greenberg Traurig LLP

19 *The following is a summary of the discussions and actions taken at the December 14, 2020 The District*
20 *CDD Board of Supervisors Regular Meeting.*

21 **SECOND ORDER OF BUSINESS – Administration Matters**

22 A. Audience Comments on Administrative Matters *(limited to 3 minutes per individual for*
23 *administrative agenda items)*

24 There being none, the next item followed.

25 B. Exhibit 1: Consideration for Approval – Regular Meeting Minutes, October 26, 2020

26 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
27 approved the Minutes of the Board of Supervisors Regular Meeting held on October 26, 2020, for The
28 District - A Community Development District.

29 C. Exhibit 2: Consideration for Acceptance – the Unaudited November 2020 Financial Statements

30 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
31 accepted the Unaudited November 2020 Financial Statements for The District - A Community
32 Development District.

33 **THIRD ORDER OF BUSINESS – Business Matters**

34 A. Audience Comments on Business Matters *(limited to 3 minutes per individual for business matters*
35 *agenda items)*

36 There being none, the next item followed.

37 B. Exhibit 3: **Resolution 2021-07**, Canvassing & Certifying Results of LO Election

38 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
39 adopted **Resolution 2021-07**, Canvassing & Certifying Results of LO Election, for The District - A
40 Community Development District.

41 C. Update Regarding Bond Issuance & Presentation of Bond Sources & Uses

42 D. Exhibit 4: **Resolution 2021-08**, Revising Resolution 2021-05 & Authorizing Bond Placement

- 43 ➤ Exhibit A-1: Master Trust Indenture
- 44 ➤ Exhibit A-2: First Supplemental Indenture
- 45 ➤ Exhibit B: Bond Placement Agreement
- 46 ➤ Exhibit C: Private Placement Memorandum
- 47 ➤ Exhibit D: Agreement to Advance
- 48 ➤ Exhibit E: Continuing Disclosure Agreement

49 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
50 adopted **Resolution 2021-08**, Revising Resolution 2021-05 & Authorizing Bond Placement, in substantial
51 form, with the authorization to execute the interlocal agreement with the District and the City, for The
52 District - A Community Development District.

53 E. Exhibit 5: TIF Report

54 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
55 accepted the TIF Report, in substantial form, for The District - A Community Development District.

56 F. Exhibit 6: Presentation of Affidavits of Publication & Mailing

57 Ms. Thibault indicated that attached was a notarized document providing proof that it had been
58 mailed out.

59 G. **Debt Assessments Public Hearing**

- 60 ➤ Open the Public Hearing

61 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
62 approved the opening of the Debt Assessments Public Hearing, for The District - A Community
63 Development District.

- 64 ➤ Exhibit 7: Presentation of Engineer's Report

65 Mr. Schilling noted a few additional comments related to final acreage that had been
66 received after the report had been submitted for the agenda.

- 67 ➤ Exhibit 8: Presentation of Supplemental Special Assessment Methodology Report

68 Mr. Aagaard presented the report, noting that it represented the maximum assessments that
69 could be levied, and explaining that it would be updated in the future following updates to
70 the actual bond amount.

- 71 ➤ Public Comments

72 There being none, the next item followed.

- 73 ➤ Close the Public Hearing

74 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
75 approved the closure of the Debt Assessments Public Hearing, for The District - A Community
76 Development District.

77 H. Equalization of Assessments

78 Mr. Earlywine advised that the Board needed to sit as an equalization Board following the public
79 hearing, to make any changes to the assessments that it deemed fair or just. There being no changes,
80 the next item followed.

81 I. Exhibit 9: Consideration of **Resolution 2021-09**, Imposing Debt Assessments

82 Mr. Earlywine advised that the Resolution would primarily levy and impose the assessments
83 described in the hearing process and accept associated reports in substantial form.

84 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
85 adopted **Resolution 2021-09**, Imposing Debt Assessments, in substantial form, for The District - A
86 Community Development District.

87 J. Consideration of Issuer's Counsel Documents

- 88 ➤ Exhibit 10: Notice of Special Assessments/Governmental Lien of Record (2020 Bonds)
- 89 ➤ Exhibit 11: Disclosure of Public Finance (2020 Bonds)
- 90 ➤ Exhibit 12: Restated Acquisition Agreement (2020 Bonds)
- 91 ➤ Exhibit 13: Collateral Assignment Agreement (2020 Bonds)
- 92 ➤ Exhibit 14: True-Up Agreement (2020 Bonds)
- 93 ➤ Exhibit 15: Restated Completion Agreement (2020 Bonds)
- 94 ➤ Exhibit 16: Restated Declaration of Consent (2020 Bonds)

95 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
96 accepted all Issuer's Counsel Documents, in substantial form, for The District - A Community Development
97 District.

98 K. Construction Related Items

- 99 ➤ Exhibit 17: Requisition #2 (Acquired Work Product)

100 On a MOTION by Mr. Jay Dodson, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
101 approved Requisition #2 (Acquired Work Product), for The District - A Community Development District.

- 102 ➤ Exhibit 18: Requisition #3 (Advanced Funds)

103 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
104 approved Requisition #3 (Advanced Funds), for The District - A Community Development District.

105 L. Exhibit 19: Consideration of FMS Bonds Agreement for Placement Agent Services & G-17
106 Disclosure

107 On a MOTION by Mr. Jay Dodson, SECONDED by Mr. Lancaster, WITH ALL IN FAVOR, the Board
108 approved the FMS Bonds Agreement for Placement Agent Services & G-17 Disclosure, for The District -
109 A Community Development District.

110 **FOURTH ORDER OF BUSINESS – Staff Reports**

111 A. District Manager

112 Ms. Thibault advised on her meeting with DIA, working to put together materials to send to the
113 City within the next three weeks.

114 B. District Counsel

115 Mr. Earlywine advised that the bond closing was scheduled for December 22, and gave an overview
116 of final processes.

117 C. District Engineer

118 Mr. Schilling advised that the Water Management District permit had been received for Phase 1.

119 **FIFTH ORDER OF BUSINESS – Supervisors Requests**

120 There being none, the next item followed.

121 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per**
122 *individual for non-agenda items)*

123 An audience member on behalf of the *Jacksonville Daily Record* requested a follow-up interview
124 with anyone associated with Preston Hollow Capital LLC or the District explaining the proceedings
125 of the meeting in layman’s terms.

126 **SEVENTH ORDER OF BUSINESS – Adjournment**

127 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
128 adjourn the meeting. There being none, Mr. John Dodson made a motion to adjourn the meeting.

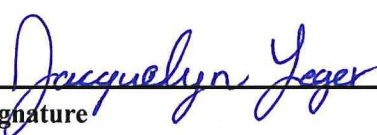
129 On a MOTION by Mr. John Dodson, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
130 adjourned the meeting for The District – A Community Development District.

131 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
132 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
133 *including the testimony and evidence upon which such appeal is to be based.*

134 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
135 meeting held on _____.

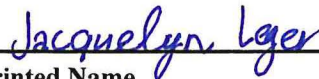
136 

Signature



Signature

Printed Name



Printed Name

137 Title: Secretary Assistant Secretary
 Chairman Vice Chairman

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 Secretary Assistant secretary