

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, October 18, 2021 at 1:30 p.m. at 602 Shetter Avenue, Jacksonville Beach, FL.

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

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

8 Present and constituting a quorum were:

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

12 Also present were:

13 Patricia Thibault	District Manager, DPGF Management & Consulting
14 Sarah Sandy ( <i>via phone</i> )	District Counsel, Hopping Green & Sams
15 Bill Schilling ( <i>via phone</i> )	District Engineer, Kimley-Horn & Associates, Inc.
16 Josh Cockriel	Kimley-Horn & Associates, Inc.

17 *The following is a summary of the discussions and actions taken at the October 18, 2021 The District CDD*  
18 *Board of Supervisors Regular Meeting.*

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

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

22 There being none, the next item followed.

23 B. Exhibit 1: Consideration for Approval – Regular Meeting Minutes, August 19, 2021

24 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board  
25 approved the Minutes of the Board of Supervisors Regular Meeting held on August 19, 2021, for The  
26 District - A Community Development District.

27 C. Exhibit 2: Consideration for Acceptance – the Unaudited September 2021 Financial Statements &  
28 Purchase Order Report

29 On a MOTION by Mr. John Dodson, SECONDED by Mr. Lancaster, WITH ALL IN FAVOR, the Board  
30 accepted the Unaudited September 2021 Financial Statements & Purchase Order Report for The District -  
31 A Community Development District.

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

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

35 There being none, the next item followed.

36 B. Exhibit 3: Presentation of Rivers Edge Change Order Analysis

37 Ms. Thibault advised that the only change order as of July 31 was a \$10.00 accounting change  
38 order.

39 On a MOTION by Mr. Jay Dodson, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board  
40 accepted the Rivers Edge Change Order Analysis, for The District - A Community Development District.

41 C. Exhibit 4: Consideration & Adoption of **Resolution 2022-01**, Ratification of Direction to Direct  
42 Purchase Phase 3 Construction Services

43 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board  
44 adopted **Resolution 2022-01**, Ratification of Direction to Direct Purchase Phase 3 Construction Services,  
45 for The District - A Community Development District.

46 D. Exhibit 5: Consideration & Adoption of **Resolution 2022-02**, Designating of Assistant Treasurer

47 On a MOTION by Mr. Jay Dodson, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board  
48 adopted **Resolution 2022-02**, Designating of Assistant Treasurer, for The District - A Community  
49 Development District.

50 E. Exhibit 6: Consideration of Construction Funding Agreement

51 On a MOTION by Mr. Jay Dodson, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board  
52 approved the Construction Funding Agreement, in substantial form, for The District - A Community  
53 Development District.

54 F. Exhibit 7: Consideration of Phase 3 CDD Project

- 55 ➤ Exhibit A: EJCDC Standard Form Agreement
- 56 ➤ Exhibit B: EJCDC Standard General Conditions
- 57 ➤ Exhibit C: EJCDC Supplementary Conditions
- 58 ➤ Exhibit D: Payment & Performance Bonds

59 G. Exhibit 8: Consideration of Phase 3 CRA Project

- 60 ➤ Exhibit A: EJCDC Standard Form Agreement
- 61 ➤ Exhibit B: EJCDC Standard General Conditions
- 62 ➤ Exhibit C: EJCDC Supplementary Conditions
- 63 ➤ Exhibit D: Payment & Performance Bond

64 Mr. Schilling discussed the pricing of the project with the Board and fielded questions regarding  
65 potential items to bring costs down.

66 On a MOTION by Mr. Jay Dodson, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board  
67 approved the Construction Services Agreements with JB Coxwell Phase 3 CDD and CRA Project, in  
68 substantial form, in an amount not to exceed \$36,200,000, for The District - A Community Development  
69 District.

70 H. Exhibit 9: Consideration of Amendment to Brownfield Site Rehabilitation Agreement

71 On a MOTION by Mr. John Dodson, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board  
72 approved authorizing The District to enter into the Amendment to the Brownfield Site Rehabilitation  
73 Agreement and Clean Closure Plan, in substantial form, for The District - A Community Development  
74 District.

75 I. Discussion to Move November Meeting to Monday, November 29

76 On a MOTION by Mr. Jay Dodson, SECONDED by Mr. Lancaster, WITH ALL IN FAVOR, the Board  
77 approved rescheduling the November Meeting to Monday, November 29, 2021, for The District - A  
78 Community Development District.

79 **FOURTH ORDER OF BUSINESS – Consent Agenda**

- 80 A. Exhibit 10: Ratification of General Construction Change Order No. 01  
81 B. Exhibit 11: Ratification of Shoreline Foundation Change Order No. 01  
82 C. Exhibit 12: Ratification of CRA Project – Phase 2 Seawall & Retaining Wall Replacement  
83 Ms. Thibault stated that she had nothing further to report.

84 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board  
85 approved the ratification of all items of the Consent Agenda, for The District - A Community Development  
86 District.

87 **FIFTH ORDER OF BUSINESS – Staff Reports**

- 88 A. District Manager  
89 Ms. Thibault stated that she had nothing further to report.  
90 B. District Counsel  
91 Ms. Sandy stated that she had nothing further to report.  
92 C. District Engineer  
93 Ms. Sandy asked for Mr. Schilling’s input on potentially continuing the meeting as needed for  
94 execution of the contract for Phase 3 improvements. Mr. Schilling stated that they would be doing  
95 everything within their power to have the contract signed and underway, and suggested a continued  
96 meeting date and time of October 26 at 1:30 p.m.

97 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

98 There being none, the next item followed.

99 **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per  
100 individual for non-agenda items)**

101 There being none, the next item followed.

102 **EIGHTH ORDER OF BUSINESS – Adjournment**

103 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to  
104 continue the meeting to October 26, 2021, at 1:30 p.m., at the same address. There being none, Mr.  
105 Lancaster made a motion to continue the meeting.

106 On a MOTION by Mr. Lancaster, SECONDED by Jay Dodson, WITH ALL IN FAVOR, the Board  
107 continued the meeting for The District – A Community Development District to October 26, 2021, at 1:30  
108 p.m., at the same address.

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

112 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
113 meeting held on November 29, 2021.  
114

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

115 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman