

**MINUTES OF MEETING
THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of The District Community Development District held a Regular Meeting on October 21, 2024 at 1:30 p.m., at Kimley Horn, 12740 Gran Bay Parkway West Suite 2350, Jacksonville, Florida 32258.

Present were:

Rose Bock
Kurt Von der Osten
Robert Mizell

Chair
Vice Chair
Assistant Secretary

Also present:

Craig Wrathell
Jason Middleton
Sarah Sandy (via telephone)
Josh Cockriel

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:31 p.m.

Supervisors Bock, Von der Osten and Mizell were present. Two seats were vacant.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (limited to 3 minutes per individual)

There were no members of the public present.

THIRD ORDER OF BUSINESS

Consider Appointment of Supervisor(s) to Vacant Seats 1 and 2

- **Administration of Oath of Office to Newly Appointed Supervisors (the following will also be provided in a separate package)**
 - A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - B. Membership, Obligation and Responsibilities**

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

This item was deferred.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-01
Electing and Removing Officers of the
District and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS

**Consideration for Kimley-Horn
Construction Security Services
Recommendation**

Mr. Wrathell and Mr. Cockriel discussed the need for security services at the construction site.

Mr. Cockriel presented the Memorandum from Kimley-Horn and stated that, as parcel development begins, Prudential Drive, the main roadway into the site, will need to be open to the public to allow access to the units. The recommendation is to implement security services to coincide with the opening of Prudential Drive to the public.

Mr. Wrathell reviewed the recommendations and rankings, noting that the #1 ranked proposer, First Coast, was not the cheapest overall; however, the recommendations are based upon quality and price. These recommendations were also presented to Preston Hollow. The goal is to requisition funds out of the bond account; he will confer with Bond Counsel and District Counsel in this regard.

The Board and Staff discussed the recommendations and the scope of work.

On MOTION by Ms. Bock and seconded by Mr. Von der Osten, with all in favor, accepting the rankings provided by the District Engineer, was approved.
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- **Award of Contract**

On MOTION by Mr. Mizell and seconded by Mr. Von der Osten, with all in favor, awarding the Security Services contract to First Coast Security; authorizing Staff to prepare a form of Agreement and to negotiate terms with First Coast Security, the #1 ranked respondent; and authorizing the Chair or the Vice Chair to execute, were approved.

SIXTH ORDER OF BUSINESS**Discussion: Status of Successful Secured Builder's Risk Insurance**

Mr. Wrathell discussed numerous difficulties and objectionable limits with regard to the CDD's Builder's Risk policy renewal and stated that, with the assistance of District Counsel, the District Engineer and the CDD's insurance agent, insurance was secured that will cover the building materials with no gap in coverage, via the Florida Insurance Alliance.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Ratifying, Confirming, and Approving the Sale of the District Community Development District Bond Anticipation Note, Series 2024 (Public Marina Project); Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the District Community Development District Bond Anticipation Note, Series 2024 (Public Marina Project); and Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing A Severability Clause; and Providing an Effective Date

Ms. Sandy presented Resolution 2025-02, which addresses various items related to the Bond Anticipation Note and approves the costs of issuance.

On MOTION by Mr. Mizell and seconded by Mr. Von der Osten, with all in favor, Resolution 2025-02, Ratifying, Confirming, and Approving the Sale of the District Community Development District Bond Anticipation Note, Series 2024 (Public Marina Project); Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the District Community Development District Bond Anticipation Note, Series 2024 (Public Marina

Project); and Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing A Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Ratification Items****A. Tree Fund Agreement**

Mr. Wrathell presented the Tree Fund Agreement, which provides reimbursement for landscape installation that meets program guidelines.

Ms. Sandy discussed approval and the funding and reimbursement processes. District Management will work closely with the District Engineer and the team in this regard.

Mr. Wrathell presented Exhibit C, which provides a breakdown of the anticipated reimbursements of approximately \$1.2 million.

B. Developer Funded Marina Project Costs

Mr. Wrathell presented several requisitions previously executed by Sasha Minor and certified by Kimley Horn.

On MOTION by Ms. Bock and seconded by Mr. Mizell, with all in favor, the Tree Fund Agreement and the Developer Funded Marina Project Costs, were ratified.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of August 31, 2024**

On MOTION by Mr. Mizell and seconded by Mr. Von der Osten, with all in favor, the Unaudited Financial Statements as of August 31, 2024, were accepted.

TENTH ORDER OF BUSINESS**Approval of August 19, 2024 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Mizell and seconded by Ms. Bock, with all in favor, the August 19, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. Sandy stated that she is working with Kimley-Horn to negotiate the Purchasing Services Agreement. She is also working to finalize the Agreements with the Board-selected contractors selected last summer.

B. District Engineer: Kimley-Horn and Associates, Inc.

Mr. Cockriel stated that construction is moving along well. All the RDA items related to the parks anticipated to be complete by December 2024, excluding the artwork and a few other items, are on track. J.B. Coxwell is completing a lot of the drainage and underground work and then UCC will be completing hardscape and landscape.

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

- **NEXT MEETING DATE: November 18, 2024 at 1:30 PM [Landowners' Meeting and Regular Meeting]**
 - **QUORUM CHECK**

Mr. Wrathell stated that Board Members are not required to attend the Landowners' Meeting scheduled for November 18, 2024. Seats 3 and 4, currently held by Supervisors Mizell and Bock, respectively, will be up for election.

The next Regular Meeting will be held on November 18, 2024, following the Landowners' Meeting, unless the Regular Meeting is canceled.

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

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments: Non-Agenda Items
(limited to 3 minutes per individual)**

There were no members of the public present.

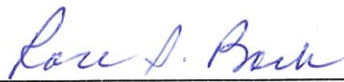
FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Mizell and seconded by Ms. Bock, with all in favor, the meeting adjourned at 1:58 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair