

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

The Board of Supervisors of The District Community Development District held a Regular Meeting on March 17, 2025 at 1:30 p.m., at Kimley Horn, 12740 Gran Bay Parkway West Suite 2350, Jacksonville, Florida 32258.

Present:

Rose Bock
Kurt von der Osten
Robert Mizell

Chair
Vice Chair
Assistant Secretary

Also present:

Craig Wrathell
Sarah Sandy (via telephone)
Bill Schilling

District Manager
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:30 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)

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

This item was deferred.

- **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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Supplementing and Amending Resolutions 2021-14 and 2021-17; Designating Deborah Morton of the Vertex Companies, LLC as a “Responsible Officer” for Approving and Executing Change Orders and “Project” Requisitions; Directing District Staff to Negotiate an Amendment to the Agreement Between the District and Fulcrum, LLC, as Acquired by the Vertex Companies, LLC, in Connection with Said Designation; Directing District Staff to Issue a certificate of Incumbency to the Bonds Trustee; and Providing for an Effective Date

Ms. Sandy presented Resolution 2025-04. This action is necessary due to Vertex Companies, LLC (Vertex) acquiring Fulcrum, LLC, with whom the CDD had an Agreement. It sets forth who, at Vertex, is designated to execute change orders and requisitions.

On MOTION by Mr. Mizell and seconded by Ms. Bock, with all in favor, Resolution 2025-04, Supplementing and Amending Resolutions 2021-14 and 2021-17; Designating Deborah Morton of the Vertex Companies, LLC as a “Responsible Officer” for Approving and Executing Change Orders and “Project” Requisitions; Directing District Staff to Negotiate an Amendment to

the Agreement Between the District and Fulcrum, LLC, as Acquired by the Vertex Companies, LLC, in Connection with Said Designation; Directing District Staff to Issue a certificate of Incumbency to the Bonds Trustee; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of Form of Sovereign Submerged Land Lease (SLL)**

Ms. Sandy discussed the Form of Sovereign Submerged Land Lease (SLL). Mr. Shilling noted that the Department of Environmental Protection is drafting the lease; both the CDD and the City will execute the lease.

This item was deferred.

SEVENTH ORDER OF BUSINESS**Consideration of Liberty Landscape Supply Landscape Maintenance Contract**

Mr. Shilling presented the Liberty Landscape (Liberty) Supply Landscape Maintenance Contract. The landscape maintenance services are anticipated to commence on about April 1, 2025, as the contractor will start turning over parts of the project. Liberty is the landscape contractor installing the landscaping, so it makes sense to engage them for maintenance.

Discussion ensued regarding landscape maintenance needed, Liberty's services, future Request for Proposals (RFP) for Landscape Services and the benefit of having the installation contractor and the maintenance contractor.

On MOTION by Ms. Bock and seconded by Mr. Mizell, with all in favor, the Liberty Landscape Supply Landscape Maintenance Contract, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Disclosure of Public Financing**

This item was deferred.

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of January 31, 2025**

Mr. Wrathell presented the Unaudited Financial Statements as of January 31, 2025.

On MOTION by Mr. Von der Osten and seconded by Mr. Mizell, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

TENTH ORDER OF BUSINESS

**February 10, 2025 Regular Meeting
Minutes**

On MOTION by Mr. Mizell and seconded by Mr. Von der Osten, with all in favor, February 10, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

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

Mr. Schilling stated that security is expected to transition to 24 hours per day, seven days a week. With this, 45 hours per week will be added to the existing contract, necessitating an amendment to the contract.

On MOTION by Ms. Bock and seconded by Mr. Mizell, with all in favor, authorizing Staff to negotiate with First Coast Security Services, Inc. for the addition of 45 hours per week to the security services contract, authorizing District Counsel to prepare the amendment to the contract and authorizing the Chair to execute, were approved.

Discussion ensued regarding security issues with people trying to get on site.

Mr. Schilling, referencing an aerial map, provided the following updates:

- The fencing that was on site was shifted.

- Landscaping and the roundabout and Broadcast, to the south, are finished.
 - The public can use two of the roundabout lanes.
 - A tree was installed in the roundabout.
 - The riverwalk is closed east of the School Board building. The City would like the full riverwalk and the playground open by April 1, 2025 but, if not by April 1, it will likely be in April.
 - Once the riverwalk is open, the CDD will not be able to keep people from the playground.
 - The structural soil for the trees is being installed for the trees along Rivers Edge Boulevard. This is a pilot project being funded by a grant from the City's Tree Commission.
 - Paving of the sidewalks is completed with the exception of two areas.
- Discussion ensued regarding playground access and parking, the gate, the entrance to the apartments and dedication of the roads to the City.
- The City wants to hold a ribbon cutting event for the Northeast Park, which would also essentially include the riverwalk opening. It will likely occur in April or May, with May being more likely.

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

- **NEXT MEETING DATE: April 21, 2025 at 1:30 PM**
 - **QUORUM CHECK**

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)**

No members of the public spoke.

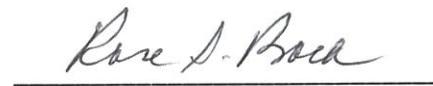
FOURTEENTH ORDER OF BUSINESS

Adjournment

**On MOTION by Ms. Bock and seconded by Mr. von der Osten, with all in favor,
the meeting adjourned at 2:11 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair