

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

The Board of Supervisors of The District Community Development District held a Public Hearing and Regular Meeting on August 18, 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
Andrew Kantarzhi (via telephone)
Sarah Sandy (via telephone)
Bill Schilling
Ana Walling

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
Kimley-Horn and Associates, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:42 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 Appointed Supervisors (the following will be provided in a separate package)**
 - A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - B. **Memberships, Obligations 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 2025-13, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Proof/Affidavit of Publication
- B. Consideration of Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Wrathell presented Resolution 2025-14. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Minor changes will be made to budget items so that the amounts in the "Landscape maintenance" line items match the amounts in the Liberty Landscape Supply Landscape and Irrigation Maintenance Agreement, behind Tab 11B. The Toll Brothers' Debt Assessments will be on the November, 2025 tax bill. He reviewed the Assessment Comparison Projected Fiscal Year 2026 Assessment Tables on Pages 12 and 13.

On MOTION by Ms. Bock and seconded by Mr. Mizell, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. von der Osten and seconded by Mr. Mizell, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Bock and seconded by Mr. von der Osten, with all in favor, Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-15, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Theron; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2025-15. He reviewed Section 4Bi, outlining the new Operations and Assessments (O&M) due dates for the Elements Development of Jacksonville, LLC "Elements Development" parcels that will be direct billed.

On MOTION by Mr. Mizell and seconded by Ms. Bock, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Bock and seconded by Mr. von der Osten, with all in favor, the Public Hearing was closed.

On MOTION for by Ms. Bock and seconded by Mr. Mizell, with all in favor, Resolution 2025-15, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Theron; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Wrathell presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that the Chair will need to be authorized to approve the Findings Related to the 2025 Goals and Objectives Reporting.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. von der Osten and seconded by Mr. Mizell, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 and authorizing the Chair to approve the Findings Related to the 2025 Goals and Objectives Reporting, were approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Direct Collection
Agreement FY 2026 [Elements
Development of Jacksonville, LLC]**

On MOTION by Mr. Mizell and seconded by Ms. Bock, with all in favor, Direct Collection Agreement for Fiscal Year 2026, was approved.

NINTH ORDER OF BUSINESS**Update: Submerged Land Lease**

Although approved in substantial form at the last meeting, via Resolution 2025-12, Ms. Sandy stated the Lease for the marina was not executed; it did not list the responsibilities or obligations between the three entities signing the lease. The City is requesting an Agreement from the CDD that it will pay the majority of the amounts owed under the Lease, which can vary year-to-year, based on a fee, the base fee or a percentage based on revenues earned.

Mr. Schilling stated that Elements Development has not started construction of the marina nor entered into a contract with the marina contractor, as Counsel for Elements and the City are still fine tuning the details of the Lease, regarding the share of the cost of the lease fees. This cost will be funded via a Funding Agreement, as it is not included in the budget.

TENTH ORDER OF BUSINESS**Phase 3B Construction Project****A. Update on Status****I. Letter to UCC Group Regarding TVM Contracts dated August 12, 2025**

Mr. Schilling stated, at Preston Hollow's direction, a Suspension of Work Notice and Notice of Default of Contract were sent to the artist, due to cost overruns, delays and not providing information on project subcontractors or consultants. The deadline to respond to the

Notice of Default is this Friday; this is only related to the pearl. The suspension letter is related to everything associated with the artist; specifically, the “pearl” sculpture and the pavilion.

B. Construction of Personnel Leasing Agreement with Elements Development of Jacksonville, LLC (in substantial form)

Ms. Sandy stated that Preston Hollow is reviewing the work, the marina plans, etc., to ensure the requirements of the Redevelopment Agreement are met. She presented the standard Personnel Leasing Agreement with Elements Development and suggested approval in substantial form; any potential substantive changes will be presented to the Board.

Mr. Wrathell stated the Agreement enables Preston Hollow to provide input on the project under the new senior management team to the CDD; the previous three main daily contacts are no longer with Preston Hollow. There is no fee for this service.

Ms. Bock asked if the new management team visited the site. Mr. Schilling stated Jim Tompson, the Chief Operating Officer (COO) of Preston Hollow, visited before and will be active in some day-to-day-activities. Lynn Wheatley still works on the project. He, Ms. Sandy and Mr. Wrathell are bringing the new team members up to speed, but they have not been on site.

Mr. Mizel asked who works for who and if the new team can make changes/decisions on capital improvement projects, on the Board’s behalf, outside of a CDD meeting. Ms. Sandy stated only to give direction on asset construction contracts; like the issue with the artist.

Mr. Wrathell stated Mr. Schilling holds calls with the construction team every two weeks; Elements Development is a catalyst for funding the construction, and the Agreement should have been formalized based on the amount of interplay with Elements and the CDD.

On MOTION by Ms. Bock and seconded by Mr. von der Osten, with all in favor, the Construction of Personnel Leasing Agreement with Elements Development of Jacksonville, LLC, in substantial form, was approved.

ELEVENTH ORDER OF BUSINESS

Ratification Items

- A. Letter of Authorization – CDD Well Permit**
- B. Liberty Landscape Supply Landscape and Irrigation Maintenance Agreement**
- C. Wausau Tile, Inc. Purchase Order No WT2024-01, Amendment #1 [RiversEdge Phase 3B]**
- D. Developer Funding Request No. 1 dated July 21, 2025**
- E. Developer Funding Request No. 2 dated August 13, 2025**

On MOTION by Mr. von der Osten and seconded by Mr. Mizell, with all in favor, the Ratification Items, as listed, were ratified.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

On MOTION by Ms. Bock and seconded by Mr. Mizell, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of Meeting Minutes**

- A. May 19, 2025 Regular Meeting**
- B. June 11, 2025 Special Meeting**

On MOTION by Ms. Bock and seconded by Mr. von der Osten, with all in favor, the May 19, 2025 Regular Meeting Minutes and the June 11, 2025 Special Meeting Minutes, both as presented, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Mizell asked about finalizing the Parks Management Agreement with the City. Ms. Sandy stated negotiations are ongoing, as the City's requests did not align with the obligations under the variance of the Interlocal Agreements. The delay is because the City was dealing with the State's Department of Government Efficiency (DOGE) requests for variances. She has not received the new draft. What will be asked of the CDD is unknown; however, the new draft should be closer to what the CDD thought it would be. Mr. Wrathell stated the intent of the Agreement is to convey a lot of the vertical assets to the City to avoid the CDD acquiring property insurance; however, this might happen because of the delays, if so, it will be funded via a Funding Request and become a new budget item.

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

Mr. Schilling provided the following updates:

- The focus is to get caught up on the reimbursement binders and get them approved.
- He anticipates presenting change orders for ratification at the next meeting; they are closing the J.B. Coxwell Contracting, Inc. contract and several items were moved to the UCC Group, Inc. contract.

THE DISTRICT CDD**August 18, 2025**

- The final completion walk through with UCC Group, Inc for Marsh Park was this week. The Overland Trail and Boardwalk was finally accepted. Northeast Park is substantially complete.
- Final inspection with Kompan of its punch list items was completed last week. He expects to convey the asset to the CDD very soon; it will need to be insured.
- Other than Central Park and the east part of Northeast Park, the Riverwalk and City Parks are ready to open; aside from executing the Parks Management Agreement with the City.
- UCC Group is close to finishing all streetscape. Staff is going through the substantial completion reviews for the streets. The last section of streetscape to complete is in front of the Toll Brothers' townhomes; it was placed on hold to allow access to complete construction.
- An aerial view of the Toll Brothers parcels was shown. Toll Brothers already has tenants in the six plex building and have three of the units in the four plex building under contract.
- In Central Park, UCC is constructing the flower petals coming out of where the sculpture will be installed. The horizontal work should be done in October, except the pearl and pavilion.

Mr. Schilling played a video of the custom benches and artist designing the swings on site. Lights underneath the swings are tied to a controller that ties into the sculpture lights; all of which changes the aesthetics of the park at night. Public areas are closed and under 24-hour security, until the Park Management Agreement is in place.

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

- **NEXT MEETING DATE: September 15, 2025 at 1:30 PM**
 - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

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

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Mizell and seconded by Mr. von der Osten, with all in favor, the meeting adjourned at 3:17 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair