

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 26, 2020 at 1:30 p.m. via Zoom Conference Call.

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, Seat #1
10 John Dodson	Board Supervisor, Seat #2
11 Jay Dodson	Board Supervisor, Seat #3
12 Linda Scandurra	Board Supervisor, Seat #4

13 Also present were:

14 Patricia Thibault	District Manager, DPGF Management & Consulting
15 Bill Schilling	District Engineer, Kimley-Horn & Associates, Inc.
16 Mike Mullis	Kimley-Horn & Associates
17 Jere Earlywine	District Counsel, Hopping Green & Sams

18 *The following is a summary of the discussions and actions taken at the October 26, 2020 The District CDD*
19 *Board of Supervisors Regular Meeting.*

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

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

23 There being none, the next item followed.

24 B. Exhibit 1: Office of Newly Elected Supervisors & Form 1

25 ➤ Seat 5 –

26 ➤ Acceptance or Waiver of Compensation

27 C. Review of the Sunshine Law and Supervisor Duties

28 Mr. Earlywine offered to explain the Sunshine Laws and Supervisor Duties. As the members of the
29 Board were familiar, the next item followed.

30 D. Exhibit 2: Consideration & Adoption of **Resolution 2021-01**, Officers Resolution

31 On a MOTION by Mr. John Dodson, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
32 approved the nomination of Art Lancaster as Chairman for The District - A Community Development
33 District.

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35 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
36 approved the nomination of John Dodson as Vice Chairman for The District - A Community Development
37 District.

38 Following the motion, Ms. Thibault stated that additional officers would be Patricia Thibault as
39 Secretary; Jackie Leger as Assistant Secretary; Jay Dodson and Linda Scandurra as Assistant
40 Secretaries; Patricia Thibault as Treasurer; and Maik Aagaard as Assistant Treasurer.

41 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
42 adopted **Resolution 2021-01**, Appointing Officers for The District - A Community Development District.

43 E. Exhibit 3: Consideration for Approval – Regular Meeting Minutes, September 14, 2020

44 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
45 approved the Minutes of the Board of Supervisors Regular Meeting held on September 14, 2020, for The
46 District - A Community Development District.

47 F. Exhibit 4: Consideration for Acceptance – the Unaudited September 2020 Financial Statements

48 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
49 accepted the Unaudited September 2020 Financial Statements for The District - A Community
50 Development District.

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

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

54 There being none, the next item followed.

55 B. Exhibit 5: Consideration & Adoption of **Resolution 2021-02**, FY 2020-2021 Meeting Schedule

56 On a MOTION by Mr. Jay Dodson, SECONDED by Mr. Lancaster, WITH ALL IN FAVOR, the Board
57 adopted **Resolution 2021-02**, Adopting the FY 2020-2021 Meeting Schedule for the 3rd Monday of the
58 month at 1:30 p.m., at 602 Shetter Avenue, Jacksonville Beach, FL 33250, for The District - A Community
59 Development District.

60 C. Exhibit 6: Consideration & Adoption of **Resolution 2021-03**, Amended Landowner Election
61 Resolution

62 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
63 adopted **Resolution 2021-03**, Amending the Landowner Election to take place on November 3, 2020, at
64 1:30 p.m., at 602 Shetter Avenue, Jacksonville Beach, FL 33250, for The District - A Community
65 Development District.

66 D. Exhibit 7: Presentation of District Engineer’s Report, Dated February 25, 2019, as Revised October
67 26, 2020

68 Mr. Schilling noted that he was working with Haskell to finalize figures, noting updated estimates
69 at \$40.3 million.

70 E. Exhibit 8: Presentation of Special Assessment Methodology Report, dated October 26, 2020

71 Mr. Earlywine indicated a \$40 million figure for bond sizing and suggested a higher amount to be
72 edited down in the future. The Board opted for an amount of \$44.5 million and recommended a
73 public hearing date for December 14.

74 F. Exhibit 9: Consideration & Adoption of **Resolution 2021-04**, Declaring Special Assessments

75 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
76 adopted **Resolution 2021-04**, Declaring Special Assessments, at a \$44.5 million assessment level, and
77 setting a public hearing meeting date, time, and location for December 14, 2020, at 1:30 p.m., at 602 Shetter
78 Avenue, Jacksonville Beach, FL 33250, for The District - A Community Development District.

79 G. Exhibit 10: Consideration of Property Appraisal Proposal

80 On a MOTION by Mr. John Dodson, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
81 approved the Property Appraisal Proposal from Moody Williams Appraisal Group, in the amount of
82 \$25,000.00, for The District - A Community Development District.

83 H. Exhibit 11: Presentation & Consideration of FMS Bonds Engagement Letter – Agreement for
84 Underwriter Services

85 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
86 accepted the FMS Bonds Engagement Letter – Agreement for Underwriter Services, for The District - A
87 Community Development District.

88 I. Exhibit 12: Consideration & Adoption of **Resolution 2021-05**, Delegated Award

89 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
90 adopted **Resolution 2021-05**, Delegated Award, for The District - A Community Development District.

91 J. Exhibit 13: Consideration & Adoption of **Resolution 2021-06**, Restated Disbursement

92 On a MOTION by Mr. Jay Dodson, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
93 adopted **Resolution 2021-06**, Adopting Restated Disbursement, allowing for the Chairman to approve
94 expenditures in excess of \$5,000, and for the District Manager to approve non-continuing expenditures in
95 the amount of \$5,000 or less, for The District - A Community Development District.

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

97 A. Exhibit 14: Ratification of Redevelopment Agreement Extension

98 On a MOTION by Mr. Lancaster, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
99 approved the ratification of the Redevelopment Agreement Extension, for The District - A Community
100 Development District.

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

102 A. District Manager

103 Ms. Thibault indicated that District Management would continue to monitor for any changes to the
104 Executive Order allowing for telephonic meetings, adding that the Governor had indicated for local
105 government entities to prepare for in-person meetings for November.

106 B. District Counsel

107 There being none, the next item followed.

108 C. District Engineer

109 ➤ Discussion of Construction Update

110 Mr. Schilling gave an overview of Phase 1 and progress on the remainder of the project and
111 provided an update on work being done on the bidding process with the City of Jacksonville.

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

113 There being none, the next item followed.

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

116 There being none, the next item followed.

117 **EIGHTH ORDER OF BUSINESS – Adjournment**

118 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
119 adjourn the meeting. There being none, Mr. Lancaster made a motion to adjourn the meeting.

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

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

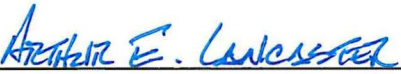
125 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
126 meeting held on _____.

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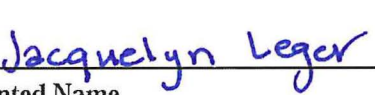

Signature



Signature



Printed Name



Printed Name

128 Title: Secretary Assistant Secretary
Chairman Vice chairman

Title: Chairman Vice Chairman
Secretary Assistant Secretary