

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

The Board of Supervisors of the District Community Development District held a Regular Meeting on November 28, 2022, at 1:30 P.M., at 602 Shetter Avenue, Jacksonville Beach, Florida 32250.

Present at the meeting were:

Art Lancaster	Chair
John Dodson	Vice Chair
Jay Dodson	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Sarah Sandy	District Counsel
Bill Schilling	District Engineer
Bob Gang (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:34 p.m. He recapped the results of the Landowners' Election, held on November 21, 2022, as follows:

Seat 2	Jay Dodson	21 Votes	4-Year Term
Seat 4	Vacant	0 Votes	
Seat 5	Jean Patton	21 Votes	4-Year Term

▪ **Administration of Oath of Office to Newly Elected Supervisors**

This item, previously the Third Order of Business, was presented out of order.

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Jay Dodson. The Oath of Office will be administered to Ms. Patton another time. Mr. Jay Dodson was familiar with the items in the Supervisor's package.

Supervisors Lancaster, Jay Dodson and John Dodson were present. Supervisor-Elect Ms. Jean Patton was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

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

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors (*the following will be provided in a separate package*)

The Oath of Office was administered during the First Order of Business.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B - Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-01. He reiterated the election results reported during the First Order of Business.

On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02,
Designating Certain Officers of the District,
and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-02. Mr. Lancaster nominated the following slate of officers:

Chair	Art Lancaster
Vice Chair	John Dodson
Secretary	Craig Wrathell
Assistant Secretary	Jay Dodson
Assistant Secretary	Jean Patton
Assistant Secretary	Vacant

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. John Dodson and seconded by Mr. Jay Dodson, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consent Agenda

Mr. Wrathell presented the following items for ratification:

- A. Ratification of Requisitions**
 - I. Number 2020-79: American Precast Structures, LLC [\$17,225.00]**
 - II. Number 2020-80: Ferguson Waterworks [\$237,088.80]**
 - III. Number 2020-81: Shoreline Foundation, Inc. [\$119,913.77]**
 - IV. Number 2020-85: J.B. Coxwell Contracting, Inc. [\$618,768.67]**
 - V. Number 2020-86: American Precast Structures, LLC [\$52,793.00]**
 - VI. Number 2020-87: J.B. Coxwell Contracting, Inc. [\$308,393.14]**
 - VII. Number 2020-88: Ferguson Waterworks [\$15,756.00]**
 - VIII. Number 2020-89: Ferguson Waterworks [\$15,125.30]**
 - IX. Number 2020-90: Ferguson Waterworks [\$8,640.76]**

- X. Number 2020-91: Shoreline Foundation, Inc. [\$299,737.75]
- XI. Number 2020-92: Kimley-Horn and Associates, Inc. [\$540,984.10]
- XII. Number 2020-93: Kutak Rock, LLP [\$4,755.50]
- XIII. Number 2020-94: Fulcrum, LLC [\$22,500.00]
- XIV. Number 2020-95: Shoreline Foundation, Inc. [\$92,894.29]
- XV. Number 2020-96: J.B. Coxwell Contracting, Inc. [\$398,278.51]
- XVI. Number 2020-97: Kimley-Horn and Associates, Inc. [\$162,122.78]
- XVII. Number 2020-98: Kutak Rock, LLP [\$2,497.50]
- XVIII. Number 2020-99: Fulcrum, LLC [\$7,500.00]
- XIX. Number 2020-100: J.B. Coxwell Contracting, Inc. [\$882,602.85]
- XX. Number 2020-101: American Precast Structures, LLC [\$20,322.00]
- XXI. Number 2020-102: J.B. Coxwell Contracting, Inc. [\$239,499.93]

On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, Requisition Numbers 2020-79 through 2020-81 and 2020-85 through 2020-102, were ratified.

SEVENTH ORDER OF BUSINESS

Project Construction Related Items

A. Ratification of Prudential Drive Utility Improvements Final Acceptance Documents

Ms. Sandy stated that Mr. Wrathell executed certain documents in order to finalize the turnover of certain utilities in Prudential Drive to JEA, including the Final Waiver and Release of Lien from J.B. Coxwell Contracting, Inc. While often the Chair signs, the District Manager originally signed the permit therefore the District Manager needed to sign in order to close it out. The District Engineer also provided the District a certificate the District could rely on as part of the close out.

On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, the Prudential Drive Utility Improvements Final Acceptance Documents, were ratified.

B. Consideration of Resolution 2023-03, Amending Resolution 2019-14, Granting the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, and Plats and Other Documents Related to the Development of the District’s Improvements; Addressing Conflicts and Severability; and Providing for Severability and an Effective Date

Mr. Wrathell stated that this Resolution amends the prior Resolution, giving the District Manager authority to sign, accept or execute plats and certain project construction and conveyance related documents on the District’s behalf, during the Chair and Vice Chair’s absence. Ms. Sandy and Mr. Schilling will review such documents prior to being presented for execution.

On MOTION by Mr. John Dodson and seconded by Mr. Jay Dodson, with all in favor, Resolution 2023-03, Amending Resolution 2019-14, Granting the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, and Plats and Other Documents Related to the Development of the District’s Improvements; Addressing Conflicts and Severability; and Providing for Severability and an Effective Date, was adopted.

C. Consideration of Second Amendment to BSRA & Clean Closure Plan and Ratification of Amended and Restated Site Access Agreement

Ms. Sandy stated that, after a year-long process, the Florida Department of Transportation (FDOT) signed off on adding the CDD as a party to the Agreement; she and additional Counsel have been working on this matter with the Florida Department of Environmental Protection (FDEP).

On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, the Second Amendment to the Brownfield Site Rehabilitation Agreement “BSRA” and Clean Closure Plan and Ratification of the Amended and Restated Site Access Agreement, was approved.

D. Consideration of Cost-Sharing and Escrow Agreement between the District, Corner Lot and Elements Development of Jacksonville, LLC

Ms. Sandy presented the Cost-Sharing and Escrow Agreement. The lot location is outside the CDD’s boundaries, south of the school property. Regarding if the “Corner Lot” went through the public bid process, Mr. Schilling believed a ground lease with JTE to develop the lot will be entered into; this is similar to Kings Avenue Cross.

Regarding the permit, Ms. Sandy stated that, in addition to the Agreement, the utility plans changed slightly at JEA’s direction, as Corner Lot was required to reroute and upsize the utility lines. As such, Corner Lot asked if the District would agree to J.B. Coxwell Contracting, Inc., to perform the work as part of the CDD’s Phase III project. Corner Lot will pay the upsizing costs and any additional costs associated with the change in plans above and beyond what the CDD would have to pay.

Mr. Schilling and Ms. Sandy addressed comments about holding 110% of the estimated costs in escrow, the CDD’s capability to unwind the plans if the deal falls through and the actual cost estimate. Mr. Schilling stated that, once the project is completed, there will be roughly 300’ less force main to construct and water line; he expects the CDD’s net result cost savings will be about \$200,000 to \$250,000.

Ms. Sandy stated approval should be in substantial form, as Staff continues to work with Corner Lot and they are still working on easement rights with Elements Development of Jacksonville, LLC. Mr. Wrathell stated there is language in the Agreement stating that the improvements that they are completing will be tied into the CDD’s Capital Improvement Plan (CIP).

On MOTION by Mr. Jay Dodson and seconded by Mr. John Dodson, with all in favor, the Cost-Sharing and Escrow Agreement between The District, Corner Lot and Elements Development of Jacksonville, LLC, as outlined by District Staff, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS

Capital Finance Related Items

Mr. Wrathell stated that this section relates to the overall intent to issue bonds and bond anticipation notes for the Marina Project, bonds for the revised Master CIP, and wrap in the existing 2020 and 2022 Bonds, as the CIP is being revised, which included incurring

additional costs, and to push back the capitalized interest period related to payment on the bonds.

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement. Ms. Sandy stated that this agreement covers all the financing items Mr. Wrathell just mentioned.

On MOTION by Mr. Jay Dodson and seconded by Mr. Lancaster, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, subject to Present Hollow Community Capital's (PHCC's) final review, was approved.

Mr. John Dodson clarified that the Corner Lot Cost-Sharing and Escrow Agreement previously discussed and approved provides escrowed funds at 125% of the additional work costs, not 110% as previously stated.

B. REV Grant Revenue & Special Assessment Bonds

The Financing Timeline and Responsibility Schedule was included for informational purposes.

I. Presentation of Amended and Restated District Engineer's Report

Mr. Schilling noted the substantive changes to the Amended and Restated District Engineer's Report dated November 28, 2022, as follows:

- The CIP was updated to add the additional improvements, which resulted in additional costs, and a discussion about the potential for additional lands that might be added to the CDD in the future. The areas include the School Board property, some abandoned right-of-way areas (ROW), the deck area on the intake structure and the Idaho right-of-way.
- The additional CIP project costs to the CDD include the Buried Foundation and the Riverfront Bulkhead, which will create a little under ½ acre of usable space on the river.
- The additional CIP project costs to the CRA include improvements to the parks and roads; as a result of working with the City and the Downtown Investment Authority (DIA).
- A new pavilion/amphitheater in Central Park was added to the CIP, at a cost of approximately \$2.5 to \$3 million.

➤ Minor changes were made to the other categories, when compared to the prior Report, because costs are now based on current construction prices. J.B. Coxwell Contracting, Inc., and Element were the contractors expected to do the street work.

In response to a question, Mr. Schilling stated that DIA will not be contributing anything beyond the \$23 million grant but there is a possibility, and discussions ongoing, of reworking the grant.

Ms. Sandy asked if the overall revised CIP amount is \$67,825,132.

Mr. Schilling replied affirmatively.

Ms. Sandy stated per the report that amount includes the CDD Project, the CRA Project and improvements that the \$23 million will cover and, if the \$23 million is deducted, the cost is closer to \$44.8 million for the revised costs.

Mr. Schilling stated while most of the Marina costs had been removed from the revised CIP one line item that remained under the CDD’s portion of the CIP costs is the horizontal infrastructure for the Marina, accounting for some of the costs of utilities.

Ms. Sandy stated that the Bond Anticipation Note and bonds to finalize the Marina project will be addressed next, which includes a separate Marina Engineer’s Report.

Ms. Sandy posed the following questions and Mr. Schilling responded, as follows:

Ms. Sandy: Is it your opinion, that the cost estimate, as revised, are reasonable for a project of this size and scope?

Mr. Schilling: Yes.

Ms. Sandy: Is there any reason to believe that the CDD could not carry out the CIP, as presented, at this time?

Mr. Schilling: I believe the CDD can carry out the CIP, as presented.

On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, the Amended and Restated District Engineer’s Report dated November 28, 2022, in substantial form, was approved.

II. Presentation of Amended and Restated Master Special Assessment Methodology Report

Mr. Wrathell reviewed Tables 1 through 6. He stated that the lien will be placed on all the acreage within the boundaries of the CDD and, as such, the last section of the Legal Description less and accepting certain property will be removed. He also noted the revised assessment methodology was being presented to account for an increased par amount of bonds anticipated to be issued by the District, the District’s anticipated use of convertible capital appreciation bonds, and account for other additional updates to the CIP and development plan.

Ms. Sandy posed the following questions and Mr. Wrathell responded, as follows:

Ms. Sandy: Based on your professional opinion, do the lands subject to the assessments receive a special benefit from the CIP?

Mr. Wrathell: Yes.

Ms. Sandy: Are the special assessments reasonably apportioned among the assessed lands?

Mr. Wrathell: Yes.

Ms. Sandy: Is it reasonable, proper and just to assess the costs of the CIP to the lands within the District, in accordance with the Methodology?

Mr. Wrathell: Yes.

Ms. Sandy: Will the special benefits received by the lands be equal to or in excess of the maximum special assessments?

Mr. Wrathell: Yes.

Ms. Sandy: Is it in the best interest of the District that the maximum special assessments be paid and collected in accordance with the Methodology?

Mr. Wrathell: Yes.

Ms. Sandy pointed out that per the report some of the Equivalent Residential Units (ERU’s) were changed slightly to better correspond to the updated land uses proposed for the development.

On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, the Amended and Restated Master Special Assessment Methodology Report dated November 28, 2022, in substantial form, was approved.

- III. **Consideration of Resolution 2023-04, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat And a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Mr. Wrathell presented Resolution 2023-04. Ms. Sandy outlined the following to be inserted into Resolution 2023-04:

Page 2, Section 4A: Insert \$67,825,132

Page 2, Section 4B: Insert \$70 million and \$5,958,453.13, respectively.

On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, Resolution 2023-04, as amended, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat And a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for January 17, 2023, at 1:30 P.M., at 602 Shetter Avenue, Jacksonville Beach, Florida 32250; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- IV. **Consideration of Resolution 2023-05, Amending and Supplementing Resolution No. 2019-31 of the District Adopted on March 25, 2019 (the "2019 Bond Resolution"); Authorizing an Increase in the Maximum Aggregate Principal Amount of Grant Revenue and Special Assessment Bonds Authorized to be Issued by the District, in Several Series, From \$44,500,000,000 to \$70,000,000;**

Providing for the Judicial Validation of Such Additional Bonds; Ratifying and Reaffirming Resolution No. 2019-31 Except as Amended and Supplemented Herein; Providing for an Effective Date; and Providing for Other Related Matters

Mr. Gang presented Resolution 2023-05.

Mr. Gang explained that this Resolution authorizes District Counsel and Bond Counsel to file an additional new validation suit that will raise the total amount of bonds issuable from the \$44,500,000 originally validated in 2019 in Duval County Circuit Court, to \$70 million. The additional amount will cover the conversion of the exchange bonds and any additional capital infrastructure that might be needed in the future.

On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, Resolution 2023-05, Amending and Supplementing Resolution No. 2019-31 of the District Adopted on March 25, 2019 (the "2019 Bond Resolution"); Authorizing an Increase in the Maximum Aggregate Principal Amount of Grant Revenue and Special Assessment Bonds Authorized to be Issued by the District, in Several Series, From \$44,500,000,000 to \$70,000,000; Providing for the Judicial Validation of Such Additional Bonds; Ratifying and Reaffirming Resolution No. 2019-31 Except as Amended and Supplemented Herein; Providing for an Effective Date; and Providing for Other Related Matters, was adopted.

C. Marina Bonds and Bond Anticipation Notes

Mr. Wrathell stated that the Marina's only revenue source to pay the bond debt and its operations will be from the revenues it generates; it will not be backed by non-ad valorem special assessments.

I. Presentation of Rivers Edge Marina District Engineer's Report

Mr. Schilling presented the Rivers Edge Marina District Engineer's Report, dated November 28, 2022. He reported the following:

- He and Geosyntec Consultants developed the Marina plan, which Elements approved.

➤ The CIP contemplates Docks A thru F, which will consist of three floating and three fixed docks, boat lifts, a dock master building and utilities to support the Marina.

➤ The total CIP Opinion of Cost is estimated at \$24,770,000.

Mr. Schilling requested approval in substantial form.

Ms. Sandy posed the following questions and Mr. Schilling responded, as follows:

Ms. Sandy: Are the cost estimates for the Marina project reasonable for a project of this size and scope?

Mr. Schilling: In my opinion, yes.

Ms. Sandy: Do you know of any reason the CDD could not carry out the Marina project?

Mr. Schilling: I do not know of any reason.

Mr. Lancaster stated that, while he agreed with Mr. Schilling’s methodology, there were a lot of market driven assumptions within the Feasibility Report.

Discussion ensued regarding the Feasibility Report being more about the market and revenue generated and that the bonds may carry a premium on the interest rate, when issued, if there is not more certainty regarding the potential revenue to be generated.

On MOTION by Mr. John Dodson and seconded by Mr. Jay Dodson, with all in favor, the Rivers Edge Marina District Engineer’s Report dated November 28, 2022, in substantial form, and authorizing its use in connection with the financing, was approved.

II. Presentation of Marina Feasibility Report.

Mr. Wrathell highlighted the analysis on Page 56 of the Marina Feasibility Report dated May 20, 2022, which was based on the consultant’s experience, and stated that the revenues that can be generated by this Marina will be sufficient to cover the debt service on the proposed bonds, as well as covering operating costs for the Marina. Ms. Sandy stated that a revised Report may be presented later for approval, when it is time to set the rates.

III. Consideration of Resolution 2023-06, Authorizing the Issuance of Not to Exceed \$40,000,000 Aggregate Principal Amount of District Community Development District Revenue Bonds, Series [to Be Determined] (Public Marina Project), in

One or More Series, to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Consisting of a Public Marina and Associated Professional Fees and Incidental Costs Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the District Community Development District, the City of Jacksonville, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Net Revenues of the Public Marina Project; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters (Public Marina Project)

Mr. Gang presented Resolution 2023-06, which accomplishes the following:

- This is a starting point to issue long-term debt for the Marina.
- Authorizes issuance of the maximum principal of the bonds not to exceed \$40 million and will be secured by Pledge Revenues, which are going to be defined in a separate Marina Trust Indenture, as net revenues after expenses of operation.
- For validation purposes, sets forth that the maximum interest will be whatever the maximum legal rate is and the maximum term of 40 years. The term will most likely be less than 40 years.

Mr. Gang stated that, regarding the Revenue Bond Trust Indenture, he is working with Preston Hallow on structuring the coverage test that pertains to the flow of funds.

- Appoints U.S. Bank Trust Company, N.A. as the Trustee.
- Authorizes Counsel to file a separate parallel lawsuit for validating the Marina Revenue Bonds.

Ms. Sandy stated they are looking into potentially filing as one complaint but have not finalized which approach yet.

Mr. Gang stated that the most recent version of the Marina Project's estimated cost will be attached to this Resolution. The Resolution provides the Marina Project and its estimated costs may be further described in an Engineer's Report prepared by the District

Engineer at a later time. The Marina Bond and Grant Revenue documents will be presented after the validation is finalized.

On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, Consideration of Resolution 2023-06, Authorizing the Issuance of Not to Exceed \$40,000,000 Aggregate Principal Amount of District Community Development District Revenue Bonds, Series [to Be Determined] (Public Marina Project), in One or More Series, to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Consisting of a Public Marina and Associated Professional Fees and Incidental Costs Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the District Community Development District, the City of Jacksonville, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Net Revenues of the Public Marina Project; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters (Public Marina Project), was adopted.

IV. Consideration of Resolution 2023-07, Authorizing the Issuance and Delivery of a District Community Development District Bond Anticipation Note, Series 2022 (Public Marina Project), in a Principal Amount Not to Exceed \$5,000,000, to Provide Interim Funds for the Payment of a Portion of the Costs of the Planning, Financing, Equipping, Installing, Acquisition, Construction, and/or Reconstruction of the Public Marina Project of the District; Approving the Private Placement Negotiated Sale of the Note; Appointing a Paying Agent and Registrar for the Note; Creating a Note Redemption Account; Providing for Incidental Action; and Providing for Severability and an Effective Date (Public Marina Project)

Mr. Gang presented Resolution 2023-07. This Resolution authorizes the issuance of Bond Anticipation Notes in order to fund the public maria project, which will likely close before the end of the year.

On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, Resolution 2023-07, Authorizing the Issuance and Delivery of a District Community Development District Bond Anticipation Note, Series 2022 (Public Marina Project), in a Principal Amount Not to Exceed \$5,000,000, to Provide Interim Funds for the Payment of a Portion of the Costs of the Planning, Financing, Equipping, Installing, Acquisition, Construction, and/or Reconstruction of the Public Marina Project of the District; Approving the Private Placement Negotiated Sale of the Note; Appointing a Paying Agent and Registrar for the Note; Creating a Note Redemption Account; Providing for Incidental Action; and Providing for Severability and an Effective Date (Public Marina Project), was adopted.

NINTH ORDER OF BUSINESS**Boundary Amendment**

- A. Consideration of Resolution 2023-08, Directing the Chairman and District Staff to File a Petition with the City of Jacksonville, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date**

Ms. Sandy presented Resolution 2023-08, which will amend the CDD's boundaries to include certain properties, in the near future. She stated that work on the final legal description is still underway and presented a draft legal description that will be attached to the Resolution. The final legal description will be used for the petition to amend the boundaries. Additionally, all the parcels may not be ready to amend into the District's boundary at the same time; timing will be determined based on if/when Elements or another cooperating entity receives title to the property; however, we want to authorize moving forward with all at this time. If we have to do pursuant to different petitions to the City, then we will do such.

On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, Resolution 2023-08, subject to finalizing the Legal Description, Directing the Chairman and District Staff to File a Petition with the City of Jacksonville, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was adopted.

B. Boundary Amendment Funding Agreement.

Ms. Sandy presented the Boundary Amendment Funding Agreement.

On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, Boundary Amendment Funding Agreement, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-09, Approving the Conveyance of Certain Real Property; Authorizing the Chairperson to Take the Necessary Actions to Facilitate the Conveyance and Providing General Authorization; and Addressing Severability, Conflicts and an Effective Date

Ms. Sandy presented Resolution 2023-09. The CDD will receive payment on the property.

On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, Resolution 2023-09, Approving the Conveyance of Certain Real Property; Authorizing the Chairperson to Take the Necessary Actions to Facilitate the Conveyance and Providing General Authorization; and Addressing Severability, Conflicts and an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of the Lake Doctors, Inc. Agreement for Vegetation Management Services

Mr. Wrathell presented the Lake Doctors, Inc. Agreement for weed control.

On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, the Lake Doctors, Inc. Agreement, for Vegetation Management Services, for the sea wall, at a cost of \$275 bi-monthly, was approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2022

Mr. Wrathell presented the Unaudited Financial Statements as of September 30, 2022.

On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, the Unaudited Financial Statements as of September 30, 2022, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of August 15, 2022 Public Hearing and Regular Meeting Minutes

Mr. Wrathell presented the August 15, 2022 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, the August 15, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no report.

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

• Consideration of Amendments to Task Orders

Mr. Schilling presented the following and stated that each reflects updates to the billing rates, budgets and tasks:

- I. Amendment One to Task Order No. Two (CDD)**
- II. Amendment Four to Task Order No. Three (CRA)**
- III. Amendment Four to Task Order No. Five (CDD)**

On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, Amendment One to Task Order No. Two (CDD), Amendment Four to

Task Order No. Three (CRA) and Amendment Four to Task Order No. Five (CDD), were approved.

Mr. Schilling stated that construction is proceeding and bulkhead work is 95% completed, which basically consists of punch list items. J. B. Coxwell completed several projects.

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

- **NEXT MEETING DATE: December 19, 2022 at 1:30 P.M.**
 - **QUORUM CHECK**

The next meeting on December 19, 2022 may be cancelled.

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)**

There were no public comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. John Dodson and seconded by Mr. Jay Dodson, with all in favor, the meeting adjourned at 2:36 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair

