

MINUTES OF MEETING
LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Landings Community Development District was held Friday, June 16, 2023 at 11:30 a.m. at The Hilton Garden Inn Palm Coast, 55 Town Center Blvd, Palm Coast, Florida.

Present and constituting a quorum:

Jeffery Douglas	Chairman
David Root	Vice Chairman
Greg Eckley	Assistant Secretary
Toby Tobin	Assistant Secretary

Also present were:

George Flint	District Manager
Vincent Sullivan	District Counsel
Daniel Welch <i>by phone</i>	District Engineer
Jeremy LeBrun	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Douglas called the meeting to order and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 19, 2023
Board of Supervisors Meeting**

Mr. Douglas presented the minutes from the May 19, 2023 Board of Supervisors meeting and asked for any comments, questions, or corrections. Hearing no changes from the Board, there was a motion of approval.

On MOTION by Mr. Root, seconded by Mr. Eckley, with all in favor, the Minutes from the May 19, 2023 Board of Supervisors Meeting and, was approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-08
Approving Boundary Amendment
Expansion for District Boundaries**

Mr. Flint presented Resolution 2023-08 and noted a typo in Section 2, on page 2, third line from the bottom. He stated it should say add, not remove. He stated that the District is currently comprised of 204.68 acres and there has been a request to expand the boundaries to include some land neighboring the property. This resolution authorizes the District Counsel to prepare the necessary petition and file it with the appropriate agency to expand the boundaries. He asked if this proposed land is currently in the City. It was stated the land was not in the city but will be as of Tuesday.

Discussion ensued on the process of the boundary of Cascades approved for 416 units and this will be annexed into the city. Mr. Flint noted this contemplates the petition will be filed with the city of Palm Coast. During the meeting a phone call was made to Daniel Welch on the annexation, legal descriptions and the locations of the annex. Mr. Flint added for purposes of the resolution we would need a depiction of the area to be annexed. Mr. Flint suggested approval subject to the changes, legal boundary, and depiction of the area.

On MOTION by Mr. Tobin, seconded by Mr. Eckley, with all in favor, Resolution 2023-08 Approving the Boundary Amendment for Expansion of District Boundaries, was approved subject to Section 2 correction and Added Exhibit A.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-09
Designating Assistant Treasurer of the
District**

Mr. Flint noted this will add Mr. Mossing, Sr. as a designated Assistant Treasurer of the District.

On MOTION by Mr. Root, seconded by Mr. Eckley, with all in favor, Resolution 2023-09 Designating Assistant Treasurer of the District, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Sullivan stated they were proceeding with the bond validation complaint for early August. He noted there should be no issues, but if bond issuances will be made on the annex

sections a bond validation process will need to be done. It was asked if this would jeopardize the bond validation or delay the current bond validation. Mr. Sullivan explained it would not.

Mr. Flint noted the Board had the option to delay the bond validation until after the expansion and do it at one time. He added this is dependent on the goals for financing. After discussion the Board decided to move forward with the bond validation at this time.

B. Engineer

A question was asked if a revised improvement plan to reflect the proposed number of units with the expansion. It was noted that would be needed eventually.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials that are included in the agenda packet through April 30, 2023. No action was required by the Board.

On MOTION by Mr. Root, seconded by Mr. Eckley, with all in favor, the Balance Sheet and Income Statement, were approved.

ii. Ratification of Funding Requests #6 – #7

Mr. Flint stated Request #6 includes District Management costs and #7 includes District Counsel and Board compensation.

On MOTION by Mr. Root, seconded by Mr. Eckley, with all in favor, Funding Requests #6-#7, were ratified.

iii. Form 1: Statement of Financial Interests Filing Reminder – Due July 1st

Mr. Flint reminded the Board of the Form 1 to be filed by July 1, 2023. He explained there was a grace period but after the grace period they were subject to fines of \$25/day for a maximum of \$1,500.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Root asked a question regarding timelines.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Douglas adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman