

MINUTES OF MEETING  
LANDINGS  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Landings Community Development District was held Friday, July 21, 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 were:

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

Also present were:

|                              |                   |
|------------------------------|-------------------|
| George Flint                 | District Manager  |
| Michael Chiumento, III       | District Counsel  |
| Jeremy LeBrun                | GMS               |
| Daniel Welch <i>by phone</i> | District Engineer |

**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 June 16, 2023 Meeting**

Mr. Douglas presented the minutes from the June 16, 2023 Board of Supervisors meeting and asked for any comments, questions, or corrections. The Board had no changes to the minutes.

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| On MOTION by Mr. Eckley, seconded by Mr. Root, with all in favor, the Minutes from the June 16, 2023 Board of Supervisors Meeting and, were approved, as presented. |
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**FOURTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Tobin, seconded by Mr. Root, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint stated no members of the public were present other than staff and Board members. He asked for a motion to close the hearing.

On MOTION by Mr. Root, seconded by Mr. Eckley, with all in favor, Closing the Public Hearing, was approved.

**A. Consideration of Resolution 2023-10 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations**

Mr. Flint stated the Board previously approved a proposed budget and set today as the date for the public hearing to consider its final adoption. He noted the budget is attached to Resolution 2023-10 and is an administrative budget. It contemplates the Board would enter into a Developer Funding Agreement for funding of these expenses and the developer would only be responsible for the actual expenses in lieu of assessments. He noted the budget for FY24 is about \$1,000 less than the previously adopted budget and most of the fees are level. He stated the Trustee fees and insurance have gone up a little bit but overall, it has gone down. We have reduced the contingency. He noted it is a flat budget funded through a Developer Funding Agreement.

On MOTION by Mr. Tobin, seconded by Mr. Root, with all in favor, Resolution 2023-10, Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2023-2024 Developer Funding Agreement**

Mr. Flint noted the next item is how we fund the budget, it's a Developer Funding Agreement between the District and JTL Grand Landings Development. It is the same form of funding agreement that the Board approved last year. He noted Exhibit A to this is the budget that was just approved and Exhibit B is the legal description of the boundaries of the District. Mr. Douglas asked, the boundary of this District includes what? Mr. Flint stated the existing District. He noted we are talking about doing a boundary amendment and bringing in another party and at that point we could enter into another funding agreement or amend this one if the expenses will be split with someone else.

On MOTION by Mr. Root, seconded by Mr. Tobin, with all in favor, the Fiscal Year 2023-2024 Developer Funding Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Audit Committee Recommendation and Selection of Firm to Perform the Fiscal Year 2023 Audit**

Mr. Flint noted the Board as the Audit Committee ranked Grau & Associates #1 and assuming the Board agrees with that, a motion to accept the Audit Committee’s rankings would be in order.

On MOTION by Mr. Tobin, seconded by Mr. Eckley, with all in favor, Accepting the Audit Committee Recommendation for Grau & Associates to Perform the Fiscal Year 2023 Audit, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Chiumento stated the developer has been requested by an adjacent property owner to expand the boundaries of the CDD to include just under 500 acres to expand the District for the CDD so the parties can work together on some shared infrastructure, shared roadways, and shared amenities. The developer has requested this Board to authorize this to proceed with expanding the boundaries. He noted that on August 3<sup>rd</sup> is the bond validation hearing which the court should approve the maximum amount of \$38,000,000 in infrastructure to be constructed on the properties. He stated that will happen then we will have to go back and extend the boundaries. He asked for the Board to consider that and give the authorization to proceed with amending the boundaries of the CDD to include the Cascades property and another parcel. Mr. Root asked if there would be two separate budgets for each property or combined. Mr. Chiumento stated they would be treated separately.

On MOTION by Mr. Root, seconded by Mr. Eckley, with all in favor, Authorizing the Boundary Petition Amendment Process, was approved.

**B. Engineer**

Mr. Welch stated the last email he received was to hold off on the revised Engineer’s Report for the annexation until further notice. He noted he has the original Engineer’s Report for Grand Landing site six but haven’t got a full revised one yet for Cascades. He stated they could

put it together and just sit on it. Mr. Flint stated there will be some work to be done for the petition but it is not necessarily part of the Engineer’s Report for the financing.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials. No action was required by the Board.

**ii. Ratification of Funding Request #8**

Mr. Flint stated this was transmitted to the developer pursuant to the Funding Agreement between the District and JTL Grand Landings. We are asked the Board to ratify the request.

On MOTION by Mr. Root, seconded by Mr. Tobin, with all in favor, Funding Request #8, was ratified.

**iii. Approval of Fiscal Year 2024 Meeting Schedule**

Mr. Flint stated this assumes the same meeting that is previously advertised, the third Friday of every month at 11:30 in this location. He noted if there is no business, we wouldn’t meet. He asked for a motion to keep the monthly meetings.

On MOTION by Mr. Root, seconded by Mr. Eckley, with all in favor, the Fiscal Year 2024 Meeting Schedule, was approved.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**


There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Douglas adjourned the meeting.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman