

MINUTES OF MEETING
LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Landings Community Development District was held Thursday, April 19, 2024 at 11:30 a.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida.

Present and constituting a quorum were:

Jeffrey Douglas	Chairman
Bill Fife <i>by phone</i>	Vice Chairman
Greg Eckley	Assistant Secretary
Walker Douglas	Assistant Secretary
Toby Tobin	Assistant Secretary

Also present were:

George Flint <i>by phone</i>	District Manager
Jeremy LeBrun	District Manager
Michael Chiumento	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll. Four Board members were present in person and Mr. Fife participated by phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present, just Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 22, 2024 Meeting

Mr. LeBrun presented the minutes from the March 22, 2024, Board of Supervisors meeting. He asked for any comments, questions, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Tobin, seconded by Mr. Walker Douglas, with all in favor, the Minutes of the March 22, 2024, Board of Supervisors Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-10
Designating Assistant Secretary**

Mr. LeBrun stated this resolution is just adding him on as an Assistant Secretary to the District.

On MOTION by Mr. Jeffrey Douglas, seconded by Mr. Walker Douglas, with all in favor, Resolution 2024-10 Designating Jeremy LeBrun Assistant Secretary, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2024 General
Fund Budget Funding Agreements**

- A. JTL Grand Landings Development, LLC**
- B. KL Seminole Trace, LLC**
- C. Byrndog PCP, LLC**

Mr. LeBrun stated there have been some discussions relating to funding for the District. The District was expanded as of February 6, 2024 and some additional landowners were added. There was discussion about sharing the cost of the District split across now three landowner's that are within the District. The funding agreements are in draft form for discussion and feedback. All of the agreements for the three entities are identical. On page 2 of the agreement, JTL is responsible for the actual expansion cost of the District. There is a "whereas" clause stating the boundaries were expanded as of February 6, 2024, the desire to share expenses based on a proportional share of unit counts among the three landowners. Anything prior to that, the original landowner will have those expenses. On page 2, section 2 is the actual proposed funding calculation. The District Engineer provided the unit caps/proportion of the unit caps. JTL, LLC has 395 units, KL Seminole race, LLC has 281units, and Byrndog PCP, LLC has 135 units. On page 6 section 19, this supersedes any prior funding agreement and JTL gets credit for any balances in the account prior to the date of boundary expansion. Mr. Flint noted they need to make sure they get the modified structure approved today to send out funding requests based on those allocations.

On MOTION by Mr. Jeffrey Douglas, seconded by Mr. Eckley, with all in favor, the Fiscal Year 2024 General Fund Budget Funding Agreements, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

Mr. Chiumento noted they are working towards bond funding, hopefully next month.

B. Engineer

The Engineer was not in attendance or on the phone.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through March 31, 2024. No action is required from the Board.

SEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

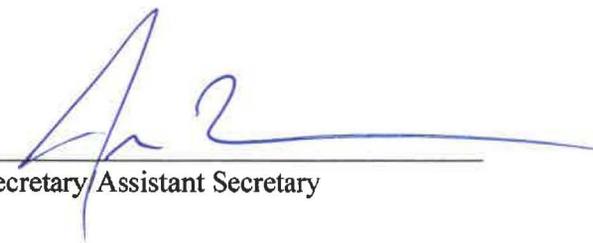
There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun adjourned the meeting.

On MOTION by Mr. Walker Douglas, seconded by Mr. Tobin, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman