

MINUTES OF MEETING  
LANDINGS  
COMMUNITY DEVELOPMENT DISTRICT

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

Bill Fife	Vice Chairman
Greg Eckley	Assistant Secretary
Toby Tobin	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order and called the roll. Three Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present for comment and the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 21, 2024 Meeting**

Mr. LeBrun presented the minutes from the June 21, 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. Eckley, with all in favor, the Minutes of the June 21, 2024 Meeting, were approved, as presented.
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**FOURTH ORDER OF BUSINESS**

**Public Hearing**

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

On MOTION by Mr. Eckley, seconded by Mr. Tobin, with all in favor, the Public Hearing was opened.

Mr. Lebrun stated for the record that there were no members of the public present and asked for a motion to close the public hearing.

On MOTION by Mr. Fife, seconded by Mr. Eckley, with all in favor, the Public Hearing was closed.

**A. Consideration of Resolution 2024-13 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations**

Mr. LeBrun presented the resolution to the Board and stated that this will adopt the Fiscal Year 2025 budget and noted that the Board has previously approved a proposed budget that has not been changed since that approval. He offered to answer any Board questions. Hearing none, he asked for a motion of approval.

On MOTION by Mr. Eckley, seconded by Mr. Tobin, with all in favor, Resolution 2024-13 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2025 Developer Funding Agreements**

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

Mr. LeBrun noted that the Board had previously entered into agreements and for Fiscal Year 2024 and staff is bringing those agreements back for the upcoming fiscal year related to the budget that was just adopted by the Board. Mr. LeBrun also noted that there are three primary landowners within the District and there is a desire to split the administrative cost across the three landowners. These agreements are being updated for FY2025 and no other changes have been made from the ones that are currently in place.

On MOTION by Mr. Fife, seconded by Mr. Eckley, with all in favor, the Fiscal Year 2025 Developer Funding Agreements with JTL Grand Landings Development, LLC, KL Seminole Trace, LLC, and Byndog PCP, LLC, were approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2024 Requisition No. 1 – *Under Separate Cover***

Mr. Sullivan presented requisition No. 1 that was presented under separate cover. He stated that during a previous Board meeting they had levied what was called the North Assessment Area, the 2024 bonds. The landowner is now proposing to submit a requisition to obtain those bond funds, and the package is a form or the requestion. He went into deeper detail with the Board for their information and noted that in the end this will leave the bond construction account at zero. He offered to answer any Board questions and recommended that the Board move to approve subject to confirmation that both the contractor have posted the performance bond.

On MOTION by Mr. Tobin, seconded by Mr. Eckley, with all in favor, the Series 2024 Requisition No. 1, was approved subject to confirmation of contactors posting Performance Bond.

## **SEVENTH ORDER OF BUSINESS**

### **Adoption of District Goals & Objectives**

Mr. LeBrun noted the new legislation relating to Community Development Districts stating Districts must adopt Goals and Objectives and report on the achievement of those goals at the end of the year. GMS has prepared a memorandum with attached exhibits of said goals and objectives. The presented goals and objectives are designed to meet the requirements of the current legislation while also fulfilling the required duties under State statute. He offered to answer any questions before asking for a motion of approval to meet the deadline of October 1, 2024.

On MOTION by Mr. Fife, seconded by Mr. Tobin, with all in favor, Adoption of District Goals & Objectives, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Sullivan had nothing further to report and offered to answer any Board questions.

#### **B. Engineer**

Mr. Welch stated that construction had been ongoing onsite and there have been no issues to date. He gave a brief update on where construction currently stands before the next item followed.

#### **C. District Manager's Report**

##### **i. Balance Sheet and Income Statement**

Mr. LeBrun presented the unaudited financials through June 30, 2024. No action was required from the Board.

**ii. Approval of Fiscal Year 2025 Meeting Schedule**

Mr. LeBrun presented the meeting schedule and stated that it will be advertised per state statute. They will be using the same meeting schedule that is currently in place which is the third Friday of the month at the same time and location.

On MOTION by Mr. Fife, seconded by Mr. Tobin, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved.

**NINTH ORDER OF BUSINESS****Other Business**

There being no other business, the next item followed.

**TENTH ORDER OF BUSINESS****Supervisors Requests**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS****Adjournment**

Mr. Flint asked for a motion to adjourn the meeting.

On MOTION by Mr. Fife, seconded by Mr. Eckley, with all in favor, the meeting was adjourned.

  
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Secretary/Assistant Secretary  
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Chairman/Vice Chairman