

MINUTES OF MEETING  
COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Coquina Shores Community Development District was held on Thursday, October 19, 2023 at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center, 55 Town Center Boulevard, Palm Coast, Florida 32164.

Present and constituting a quorum were:

Blaz Kovacic	Chairman
Danielle Simpson	Vice Chair
Chris Hill	Supervisor
Aaron Lyman	Supervisor
Preston Doub	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Scott Lockwood <i>by phone</i>	District Engineer

The following is a summary of the discussions and actions taken at the October 19, 2023 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Review Timetable for Issuance of Bonds**

A copy of the proposed timeline for the issuance of bonds was included in the agenda package for the Board's review.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes**

- A. **September 21, 2023 Landowners Meeting**
- B. **September 21, 2023 Audit Committee Meeting**
- C. **September 21, 2023 Board of Supervisors Meeting**

There were no comments on the minutes.



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On MOTION by Mr. Hill seconded by Ms. Simpson with all in favor the public hearing for the purpose of adopting the Fiscal Year 2024 budget was opened.

There being no members of the public present, a motion to close the public hearing followed.

On MOTION by Mr. Hill seconded by Ms. Simpson with all in favor the public hearing for the purpose of adopting the Fiscal Year 2024 budget was closed.

**2. Consideration of Resolution 2024-02, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024**

On MOTION by Mr. Kovacic seconded by Mr. Hill with all in favor Resolution 2024-02, relating to annual appropriations and adopting the budget for Fiscal Year 2024 was approved.

**3. Consideration of Budget Funding Agreement with JX Palm Coast Land for Fiscal Year 2024**

Mr. Oliver stated that as expenses are incurred, staff will prepare a funding request that will then be provided to the developer, and they would provide the necessary funding.

On MOTION by Mr. Kovacic seconded by Mr. Hill with all in favor the budget funding agreement with JX Palm Coast Land for Fiscal Year 2024 was approved.

**B. Public Hearing for the Purpose of Adopting the Rules of Procedure; Consideration of Resolution 2024-03**

On MOTION by Mr. Hill seconded by Mr. Kovacic with all in favor the public hearing for the purpose of adopting rules of procedure was opened.

There being no members of the public present, a motion to close the public hearing followed.

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On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the public hearing for the purpose of adopting rules of procedure was closed.

Mr. Haber stated the vast majority of the language in the rules of procedure relates to procurement. The remainder of the rules define the manner in which the District operates on a day-to-day basis.

On MOTION by Mr. Kovacic seconded by Mr. Hill with all in favor Resolution 2024-03, adopting rules of procedure was approved.

**C. Public Hearing for the Purpose of Utilizing the Uniform Method of Collection for Non-Ad Valorem Assessments; Consideration of Resolution 2024-04**

Mr. Oliver noted there are no assessments yet, but when there are, this will allow them to be placed on the annual property tax bills.

On MOTION by Ms. Simpson seconded by Mr. Kovacic with all in favor the public hearing for the purpose of expressing intent to utilize the uniform method of collection was opened.

There being no members of the public present, a motion to close the public hearing followed.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor the public hearing for the purpose of expressing intent to utilize the uniform method of collection was closed.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor Resolution 2024-04, expressing intent to utilize the uniform method of levying, collecting and enforcing non ad valorem assessments was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

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**B. District Engineer**

Mr. Lockwood informed the Board that the engineer’s report is still in process.

**C. District Manager**

There being nothing to report, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**A. Financial Statements as of September 30, 2023**

Copies of the financial statements were included in the agenda package for the Board’s review.

**B. Consideration of Funding Request No. 3**

A copy of funding request number three totaling \$18,338.27 was included in the agenda package for the Board’s review.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor Funding Request number three was approved.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday, November 16, 2023 at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center**

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor the meeting was adjourned.

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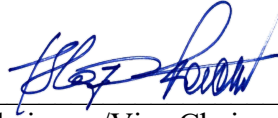
DocuSigned by:

*Jim Oliver*

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Secretary/Assistant Secretary



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Chairman/Vice Chairman