

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, August 15, 2024 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:

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| Blaz Kovacic | Chairman |
| Aaron Lyman | Supervisor |
| Preston Doub | Supervisor |

Also present were:

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|--------------------------------|-------------------|
| Marilee Giles | District Manager |
| Katie Buchanan <i>by phone</i> | District Counsel |
| Daniel Sims <i>by phone</i> | District Engineer |
| Jim Oliver <i>by phone</i> | GMS |
| Marcy McBride <i>by phone</i> | BBX Capital |

The following is a summary of the discussions and actions taken at the August 15, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at approximately 2:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Danielle Simpson

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| On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor Danielle Simpson's resignation was accepted. |
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B. Consideration of Appointing a New Supervisor to Fill the Vacancies (Seats 2 and 4)

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Mr. Kovacic motioned to appoint Marcy McBride to Seat 2.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor appointing Marcy McBride to the Board of Supervisors was approved.

C. Oath of Office for Newly Appointed Supervisor

This item was tabled.

D. Consideration of Resolution 2024-09, Designating Officers

Mr. Kovacic motioned to designate Aaron Lyman as the Vice Chair.

On MOTION by Mr. Kovacic seconded by Mr. Doub with all in favor designating Aaron Lyman as Vice Chair was approved.

Ms. Giles stated that from GMS's office, Jim Oliver is currently Secretary and Treasurer and Daniel Laughlin, Darrin Mossing and Marilee Giles are Assistant Secretaries and Assistant Treasurers. She asked to remove Howard McGaffney from the list of officers as he is no longer with GMS, and to add Corbin deNagy as an Assistant Secretary and Assistant Treasurer.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor Resolution 2024-09, designating officers as stated above was approved.

FOURTH ORDER OF BUSINESS

Update on the Status of Bond Issue

Mr. Kovacic stated that the financing team is tracking the project status, and he anticipates there will be further discussion of the bonds at the September meeting.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the May 16, 2024 Meeting

There were no comments on the minutes.

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On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the minutes of the May 16, 2024 meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2023 Audit Report

Ms. Giles presented the fiscal year 2023 audit report noting there were no deficiencies to report.

On MOTION by Mr. Kovacic seconded by Mr. Doub with all in favor the Fiscal Year 2023 audit report was accepted.

SEVENTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the public hearing 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 Mr. Doub with all in favor the public hearing was closed.

A. Consideration of Resolution 2024-11, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2025

Ms. Giles noted the fiscal year 2025 budget will be funded by the developer.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor Resolution 2024-11, relating to annual appropriations and adopting the budget for Fiscal Year 2025.

B. Consideration of Budget Funding Agreement with JX Palm Coast Land, LLC

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the budget funding agreement with JX Palm Coast Land, LLC for Fiscal Year 2025 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2025

Ms. Giles presented the proposed meeting schedule for fiscal year 2025 including meetings on the third Thursday of each month at 2:00 p.m. at the Hilton Garden Inn Palm Coast.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the Fiscal Year 2025 meeting schedule was approved as presented.

2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025

Ms. Buchanan informed the Board that the Florida legislature now requires that special districts adopt goals and objectives and report that those goals and objectives were met. A proposed performance measures/standards and annual reporting form drafted by GMS was included in the agenda package for the Board's review.

On MOTION by Mr. Kovacic seconded by Mr. Doub with all in favor the performance measures/standards and annual reporting form was approved as presented.

NINTH ORDER OF BUSINESS

A. Financial Statements as of June 30, 2024

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

B. Ratification of Funding Request Nos. 11 and 12

Copies of funding request number eleven totaling \$13,030.61 and funding request number twelve totaling \$5,756.55 were included in the agenda package for the Board's review.

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On MOTION by Mr. Kovacic seconded by Mr. Doub with all in favor Funding Request numbers eleven and twelve were ratified.

C. Consideration of Funding Request No. 13

A copy of funding request number 13, totaling \$5,747.87 was included in the agenda package for the Board's review.

On MOTION by Mr. Kovacic seconded by Mr. Doub with all in favor funding request number thirteen was approved.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, September 19, 2024 at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

Chairman/Vice Chairman