

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, September 25, 2025 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
Marcy McBride	Vice Chair
Matthew Fossler	Supervisor
Bill Livingston <i>by phone</i>	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Scott Lockwood <i>by phone</i>	District Engineer
Kendall Bulleit <i>by phone</i>	MBS Capital Markets
Daniel Harvey	Governmental Management Services
Brett North	Pulte
Misty Taylor	Bryant Miller Olive

The following is a summary of the discussions and actions taken at the September 25, 2025 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Oliver called the meeting to order at 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 **Financing Matters**

A. Consideration of Supplemental Engineer's Report

A copy of the engineer's report was included in the agenda package for the Board's review. No action was needed on this item.

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B. Consideration of Resolution 2025-08, Adopting the Final Supplemental Assessment Methodology Report

Mr. Oliver provided an overview of the report. Table 3 in the report provides the maturity date of May 1, 2055, and the average coupon rate of 5.613%. The assessments will be spread over 650 lots with the debt service assessments ranging from \$360 to \$585.

On MOTION by Mr. Kovacic seconded by Ms. McBride with all in favor supplemental assessment resolution 2025-08 was approved.

FOURTH ORDER OF BUSINESS**Consideration of Assignment of Construction Contract**

Ms. Buchanan stated that this item will assign the contract that was entered into with S.E. Cline Construction, Inc. from JX Palm Coast Land to the CDD.

On MOTION by Mr. Kovacic seconded by Ms. McBride with all in favor the assignment of the construction contract was approved.

FIFTH ORDER OF BUSINESS**Consideration of Acquisition of Work Product**

Ms. Buchanan stated that in preparation for the construction contract, the landowner has undertaken a significant amount of work necessary to move forward and much of it is eligible for funding through the project. Her firm is current going through the information and invoices that were provided by the developer to determine if it's part of the project and to confirm that it's eligible for funding.

On MOTION by Mr. Kovacic seconded by Ms. McBride with all in favor authorizing the Chairman to move forward with finalizing the acquisition of work product for the Series 2025 project and filing the requisition for reimbursement was approved.

Ms. Buchanan noted the documents would be brought back before the Board for ratification once they are finalized.

SIXTH ORDER OF BUSINESS**Consideration of Requisition No. 1**

This item was approved under item five.

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SEVENTH ORDER OF BUSINESS

Approval of Minutes of the August 21, 2025

No action was taken on this item.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

There being nothing to report, the next item followed.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of July 31, 2025

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

B. Consideration of Funding Request No. 23

A copy of funding request number 23, totaling \$9,784.56 was included in the agenda package for the Board's review.

On MOTION by Mr. Kovacic seconded by Ms. McBride with all in favor funding request number 23 was approved.
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TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Kovacic reported that the pre-construction meeting for the off-site improvements with the City of Palm Coast was scheduled for September 26th.

Next, Mr. Kovacic made a motion to add an item to consider appointing a new supervisor to fill the vacancy on the Board.

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On MOTION by Mr. Kovacic seconded by Ms. McBride with all in favor amending the agenda to include consideration of appointing a new supervisor was approved.

On MOTION by Mr. Kovacic seconded by Ms. McBride with all in favor appointing Brett North to Seat 5 of the Board of Supervisors was approved.

Mr. Oliver noted Mr. North will be sworn into office before the next meeting.

Lastly, Mr. Kovacic asked if a virtual option for meeting attendance can be used.

Mr. Oliver stated that he will plan on using Zoom for the next board meeting.


TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
October 16, 2025 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 Ms. McBride with all in favor the meeting was adjourned.

DocuSigned by:

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Secretary/Assistant Secretary


Chairman/Vice Chairman