

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, July 20, 2026 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 <i>by phone</i>	Vice Chair
Matthew Fossler	Supervisor
Bill Livingston	Supervisor
Brett North <i>by phone</i>	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Scott Lockwood	District Engineer

The following is a summary of the discussions and actions taken at the July 23, 2026 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 **Approval of Minutes of the May 21, 2026 Meeting**

Mr. Livingston asked if the date for the public hearing to adopt revised rules of procedure should be August 13th or August 20th.

Mr. Oliver responded August 20th is the correct date. The minutes will be corrected.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor the minutes of the May 21, 2026 meeting were approved as revised.
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FOURTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. Oliver reminded the board that the budget is scheduled to be adopted on August 20th. He also reminded the board assessments are to be directly collected rather than collected via the property tax bills.

FIFTH ORDER OF BUSINESS

Actions Related to Surety Bond

Mr. Oliver stated that the City of Palm Coast required the District obtain a surety bond, which was done between meetings.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor the actions taken to obtain a surety bond between meetings were ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer – Requisition Summary

Mr. Lockwood reported that the offsite improvements are substantially complete and the model area for Phase 1 is nearing certification.

A copy of the requisition summary including requisition numbers 12 through 14, totaling \$2,575 was presented to the Board.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor the requisition summary was approved.

C. District Manager

There being nothing to report, the next item followed.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of May 31, 2026

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

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B. Check Register

A copy of the check register totaling \$86,719.81 was included in the agenda package for the Board's review.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor the check register was approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. North stated that he would attend the August meeting in person as Mr. Fossler will need to attend by phone for August, September and October.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, August 20, 2026 at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center

ELEVENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

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Secretary/Assistant Secretary



Chairman/Vice Chairman