

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 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
Bill Livingston	Supervisor
Brett North	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <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 August 20, 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 July 23, 2026 Meeting**

There being no corrections to the minutes, a motion to approve followed.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the minutes of the July 23, 2026 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS **Ratification of Cline Construction Change**

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Order Nos. 6 and 7

Copies of the change orders were presented to the Board for their review.

Mr. Kovacic noted that the total construction costs will come in under the original contracted amount.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor Cline Construction change order numbers 6 and 7 were ratified.

FIFTH ORDER OF BUSINESS

**Acceptance of the Engagement Letter with
Grau & Associates for the Fiscal Year 2026
Audit**

Mr. Oliver stated that the fee for the fiscal year 2026 audit is \$4,900, which is \$100 over the budgeted amount, so the budget will need to be adjusted.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the engagement letter with Grau & Associates was accepted.

SIXTH ORDER OF BUSINESS

**Public Hearings for the Purpose of Adopting
the Budget and Imposing Special
Assessments for Fiscal Year 2027**

Mr. Oliver provided an overview of the budget.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the public hearings were 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. Livingston with all in favor the public hearings were closed.

A. Consideration of Resolution 2026-06, Relating to Annual Appropriations and

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Adopting the Budget for Fiscal Year 2027

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor Resolution 2026-06, relating to annual appropriations and adopting the budget for fiscal year 2027 was approved.

B. Consideration of Resolution 2026-07, Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor Resolution 2026-07, imposing special assessments and certifying an assessment roll was approved.

SEVENTH ORDER OF BUSINESS**Public Hearing for the Purpose of Adopting Revised Rules of Procedure; Consideration of Resolution 2026-08**

Ms. Buchanan stated that her firm updates the rules of procedure every few years to include changes made following the legislative sessions, as well as updated best practices. A few of the changes made were to notice requirements for rule changes, and clarifications to meeting conduct and procurement procedures.

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

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor Resolution 2026-08, adopting revised rules of procedure was approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

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There being nothing to report, the next item followed.

B. District Engineer – Requisition No. 15

Mr. Oliver stated that after review of the invoice, it was discovered it should be paid from the general fund.

No action was taken on this item.

Mr. Lockwood provided a project update.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Mr. Oliver presented a meeting schedule including meetings on the third Thursday of each month at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center, which is consistent with the previous year.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the fiscal year 2027 meeting schedule was approved as presented.

2. Consideration of Goals & Objectives for Fiscal Year 2027

Mr. Oliver presented proposed goals and objectives, noting they are largely compliance based and are consistent with the previous year.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the goals and objectives for fiscal year 2027 were approved as presented.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of June 30, 2026

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

B. Check Register

A copy of the check register totaling \$148,906.96 was included in the agenda package for the Board's review.

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

TENTH 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.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, September 17, 2026 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. North with all in favor the meeting was adjourned.

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

Chairman/Vice Chairman