

**MINUTES OF MEETING
COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Colbert Landings Community Development District was held on March 28, 2023 at 10:00 a.m., at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137.

Present at the meeting were:

Martha Schiffer	Chair
Chris Trahan	Vice Chair
Rose Bock	Assistant Secretary
Michael Owens	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Jennifer Kilinski	District Counsel
Matt Lahti	Interim District Engineer
George Smith	George A. Smith PLLC
Sete Zare	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:01 a.m. Mr. Michael Owens, Mr. Chris Trahan, Ms. Martha Schiffer and Ms. Rose Bock, named in the Petition to Establish the District as Initial Board Supervisors, were present. Ms. Megan Germino, also named in the Petition to Establish the District as an Initial Board Supervisor, was not present.

▪ **Administration of Oath of Office to Initial Board of Supervisors**

This item, previously the Third Order of Business, was presented out of order.

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Owens, Mr. Trahan, Ms. Schiffer and Ms. Bock.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS**THIRD ORDER OF BUSINESS**

Administration of Oath of Office to Initial Board of Supervisors *(the following will be provided in a separate package)*

The Oath of Office was administered during the First Order of Business.

Mr. Rom provided and explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Rom will email an electronic version of Form 1 to each Supervisor, along with information on how to submit it electronically.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2023-02. Ms. Bock nominated the following:

Chair	Martha Schiffer
Vice Chair	Chris Trahan
Secretary	Craig Wrathell
Assistant Secretary	Rose Bock
Assistant Secretary	Michael Owens
Assistant Secretary	Megan Germino
Assistant Secretary	Daniel Rom
Treasurer	Craig Wrathell

Assistant Treasurer

Jeff Pinder

No other nominations were made.

On MOTION by Ms. Bock and seconded by Ms. Schiffer, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2023-02.

On MOTION by Ms. Schiffer and seconded by Ms. Bock, with all in favor, Resolution 2023-02, Designating a Date, Time, and Location of June 26, 2023 at 10:00 a.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137 for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS**SIXTH ORDER OF BUSINESS**

Consideration of the Following Organizational Items:

- A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Rom presented Resolution 2022-03 and the Fee Schedule and Management Agreement. A reduced monthly Management Fee of \$2,000 will be charged until bonds are issued.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: *Kilinski / Van Wyk, PLLC***

Ms. Kilinski presented Resolution 2023-04 and the Kilinski|Van Wyk, PLLC Fee Agreement.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2023-05.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2023-06, Appointing an Interim District Engineer for the Colbert Landings Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: *Gulfstream Design Group, LLC***

Mr. Rom presented Resolution 2023-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Ms. Schiffer and seconded by Ms. Bock, with all in favor, Resolution 2023-06, Appointing Gulfstream Design Group, LLC, as Interim District Engineer for the Colbert Landings Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Agreement and accompanying Exhibits, were approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Rom presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

Ms. Bock elected to receive the allowable compensation. Mr. Owens, Mr. Trahan and Ms. Schiffer declined compensation.

G. Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

H. Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Rom presented Resolution 2023-08.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

- I. **Resolution 2023-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Rom presented Resolution 2023-09.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. **Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Rom presented Option 1 and Option 2 versions of Resolution 2023-10. The Board selected Option 2, keeping all records.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. **Resolution 2023-11, Granting the Chairperson and Vice Chairperson the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2023-11. This Resolution grants the Chair and Vice Chair and other officers in the Chair’s absence, the authority to work with the District Engineer,

District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-11, Granting the Chairperson and Vice Chairperson the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2023-12.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Rom presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M23-1010 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Rom presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Strange Zone, Inc., Quotation #M23-1010 for District Website Design, Maintenance and Domain Web-Site Design Agreement in the amount of \$1,679.99 per year, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Rom presented the ADA Site Compliance proposal.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of \$210, was approved.

P. Resolution 2023-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Rom presented Resolution 2023-13.

On MOTION by Ms. Schiffer and seconded by Ms. Bock, with all in favor, Resolution 2023-13, to Designate Date, Time and Place of May 1, 2023 at 10:00 a.m., at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was deferred.

- R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Rom presented Resolution 2023-15.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

- S. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Rom stated this item is not currently relevant to the CDD.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Items:

- A. Resolution 2023-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Mr. Rom presented Resolution 2023-16.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-16, Designating Truist Bank as Public Depository for Funds of the District and Providing an Effective Date, was adopted.

- B. Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Mr. Rom presented Resolution 2023-17.

On MOTION by Ms. Bock and seconded by Ms. Schiffer, with all in favor, Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS**EIGHTH ORDER OF BUSINESS****Consideration of the Following Budgetary Items:**

- A. Resolution 2023-18, Approving Proposed Budgets for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Mr. Rom presented Resolution 2023-18 and the proposed budgets.

Discussion ensued regarding the plat, assessments and timing of amenities and landscaping expenses. This item was deferred to the May 1, 2023 meeting.

- B. Fiscal Year 2022/2023 and 2023/2024 Budget Funding Agreement**

This item was deferred to the May 1, 2023 meeting.

- C. Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Mr. Rom presented Resolution 2023-19.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

- D. Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Rom presented Resolution 2023-20.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Rom presented Resolution 2023-21.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2023-22.

Ms. Schiffer stated she will review Funding Requests for Meritage Homes.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Rom presented Resolution 2023-23.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E-Verify Memo with MOU

Mr. Rom presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Ms. Schiffer and seconded by Ms. Bock, all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items:

A. Bond Financing Team Funding Agreement

Ms. Kilinski presented the Bond Financing Team Funding Agreement.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/ Investment Banker: *MBS Capital Markets, LLC*

Ms. Zare presented the MBS Capital Markets, LLC, Agreement for Underwriting Services and G-17 Disclosure.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, the MBS Capital Markets, LLC Agreement for Underwriting Services and G-17 Disclosure, was approved.

II. Bond Counsel: *George A. Smith PLLC*

Mr. Smith presented the Bond Counsel Retainer Agreement.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, the George A. Smith Bond Counsel Retainer Agreement, was approved.

III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.*

Mr. Rom presented the U.S. Bank Trust Company, N.A. Engagement Letter.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, the U.S. Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2023-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Rom presented Resolution 2023-24.

On MOTION by Ms. Bock and seconded by Ms. Schiffer, with all in favor, Resolution 2023-24, Designating a Date, Time, and Location of May 1, 2023 at 10:00 a.m., at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137 for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Lahti presented the Engineer's Report dated March 28, 2023, and noted the following:

- The site is approximately 293 acres.
- A total of 482 residential units are planned on approximately 82 acres of lots.
- Generally, the Capital Improvement Plan (CIP) includes the internal two-lane undivided roads, stormwater management system, hardscape, landscape, irrigation, and a residential amenity.
- Street lights will be maintained through an agreement with Florida Power & Light (FPL).

E. Presentation of Special Assessment Methodology Report

Mr. Rom presented the Master Special Assessment Methodology Report dated March 28, 2023. He reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and the Appendix Tables. He noted the following:

- The land within the CDD consists of approximately 293 acres.
- Development of the CDD is anticipated to be conducted by Meritage Homes of Florida, Inc., or an affiliated entity. The current development plan envisions 374 Single-Family 50' units, 65 Single-Family 60' units, 23 Single-Family 70' units, and 20 Single-Family 75' units to be developed over a multi-year period in one or more development phases.

Mr. Rom stated the Tables included in the agenda were updated and new copies were shared separately.

Ms. Kilinski stated that Section 2.2 will be clarified to reflect that assessments will be calculated based upon building pad size and not lot size, as some functional drainage easements impair the use of the lots.

- The proposed financing plan for the CDD provides for issuance of bonds in the approximate principal amount of \$57,370,000 to finance approximately \$41,695,139 in CIP costs, as reflected in the District Engineer's Report.
- District Management will provide estoppel letters for unplatted residential land sales.

F. Resolution 2023-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the

Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Rom presented Resolution 2023-25 and read the title.

Ms. Kilinski stated the blank in Section 4B will be filled in with \$57,370,000. The final forms of the Reports, approved in substantial form today, will be attached with the validation complaint, to be filed later this week.

On MOTION by Ms. Bock and seconded by Mr. Trahan, with all in favor, Resolution 2023-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings on May 1, 2023 at 10:00 a.m., at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. Resolution 2023-26, Authorizing the Issuance of Not to Exceed \$57,370,000 Aggregate Principal Amount of Colbert Landings Community Development District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction And/Or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Earthwork (Not Land Development), Stormwater System, Sanitary Sewer, Water Distribution, Undergrounding of Electric Conduit, Reclaimed Water System, Landscape/Hardscape, Site Amenities, Hardscape, On-Site Roadways, Contingency, and Professional Costs and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust**

Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Colbert Landings Community Development District, City Of Palm Coast, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

Mr. Rom presented Resolution 2023-26, which accomplishes the following:

- Authorizes issuance of not to exceed \$57,370,000 aggregate principal amount of bonds.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company N.A. as the Trustee, Registrar and Paying Agent.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

The following changes were made to Resolution 2023-26:

Title, Section 2 and where appropriate: Change “\$41,695,139” to “\$57,370,000”

The Exhibits are approved in substantially final form as part of Resolution 2023-26.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, Resolution 2023-26, as amended, Authorizing the Issuance of Not to Exceed \$57,370,000 Aggregate Principal Amount of Colbert Landings Community Development District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction And/Or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Earthwork (Not Land Development), Stormwater System, Sanitary Sewer, Water Distribution, Undergrounding of Electric Conduit, Reclaimed Water System, Landscape/Hardscape, Site Amenities, Hardscape, On-Site Roadways, Contingency, and Professional Costs and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Colbert Landings Community Development District, City Of Palm Coast, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

CONSTRUCTION ITEMS**TENTH ORDER OF BUSINESS**

Consideration of the Following
Construction Related Item:

- **Acquisition Agreement**

Mr. Rom presented the Acquisition Agreement.

On MOTION by Ms. Schiffer and seconded by Mr. Trahan, with all in favor, the Acquisition Agreement, was approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: *Kilinski/Van Wyk, PLLC*
- B. District Engineer (Interim): *Gulfstream Design Group, LLC.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

There were no Staff Reports.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

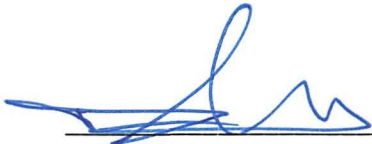
THIRTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Bock, with all in favor, the meeting adjourned at 11:18 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair