

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

The Board of Supervisors of the Colbert Landings Community Development District held Public Hearings and a Regular Meeting on May 1, 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:

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

Also present were:

Jennifer Kilinski	District Counsel
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AUDIO WAS NOT AVAILABLE

MINUTES TRANSCRIBED FROM THE MEETING NOTES

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order at 10:00 a.m. Supervisors Trahan, Bock and Owens were present in person. Supervisors Schiffer and Germino were not present.

It was noted that this meeting and the Public Hearings will be continued to May 11, 2023 at 10:00 a.m.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida

Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication
- B. Consideration of Resolution 2023-27, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Colbert Landings Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

The Public Hearing was opened.

No members of the public spoke.

The Public Hearing was continued to May 11, 2023 at 10:00 a.m.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.
 - Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.
- A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Master Engineer's Report (*for informational purposes*)
 - D. Master Special Assessment Methodology Report (*for informational purposes*)

- E. **Consideration of Resolution 2023-28, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

The Public Hearing was opened.

No members of the public spoke.

The Public Hearing was continued to May 11, 2023 at 10:00 a.m.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. **Affidavits of Publication**
- B. **Consideration of Resolution 2023-29, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

The Public Hearing was opened.

No members of the public spoke.

The Public Hearing was continued to May 11, 2023 at 10:00 a.m.

SIXTH ORDER OF BUSINESS

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

SEVENTH ORDER OF BUSINESS

Consideration of 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

EIGHTH ORDER OF BUSINESS

Consideration of 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

NINTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022/2023 and 2023/2024 Budget Funding Agreement

TENTH ORDER OF BUSINESS

Approval of March 28, 2023 Organizational Meeting Minutes

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*

- **UPCOMING MEETINGS**

- May 11, 2023 at 10:00 AM [Continued Meeting]

- May 24, 2023 at 10:00 AM [Landowners' Meeting; Board is not required to attend]

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no comments from the public.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Bock and seconded by Mr. Trahan, with all in favor, the meeting recessed and was continued to May 11, 2023 at 10:00 a.m., at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary
Chair/Vice Chair