

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

The Board of Supervisors of the Colbert Landings Community Development District held a Regular Meeting on June 5, 2025 at 12:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110.

Present:

Martha Schiffer
Michael Owens
Megan Germino

Chair
Vice Chair
Assistant Secretary

Also present:

Daniel Rom
Kristen Thomas (via telephone)
Chris Loy (via telephone)
Matt Lahti (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:33 p.m.

Supervisors Schiffer, Owens and Germino were present. Supervisors Bock and Camacho were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-05,
Declaring Special Assessments to Fund the
Proposed Budget(s) Pursuant to Chapters
170, 190 and 197, Florida Statutes; Setting
Public Hearings; Addressing Publication;
Addressing Severability; and Providing an
Effective Date**

Mr. Rom presented Resolution 2025-05. He stated that, since the proposed Fiscal Year 2026 budget was approved, it was discovered that some additional streetlighting expenditures

were not captured in the budget. "Streetlights" on Page 2 was changed from \$62,000 to \$105,000. As a result, total assessments, shown on Page 10, will increase approximately \$90 for the 50' lots and approximately \$108 for the 60' lots. Assessment Area Two total assessments, shown on Page 10, will increase approximately \$91 for the 50' lots, approximately \$381 for the 60' lots with Easement, and \$109 for the 60' lots. In addition, the CDD will collect both on-roll and off-roll assessments in Fiscal Year 2026. Off-roll O&M assessments of \$203 will be invoiced directly and paid in three installments, for the Professional & Administrative portion of the budget only. Any appropriate Field Operations expenditures will be funded via Funding Requests.

Ms. Schiffer hopes that Florida Power & Light (FPL) will accept that the CDD does not need 68 light poles in Phase 2, which would reduce assessments. Mr. Rom stated that, if appropriate, the expenditure can be reduced at the August meeting.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-05, Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings on August 7, 2025 at 12:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Amenity Center Acquisition

Mr. Loy presented the following:

- A. Affidavit Regarding Costs Paid**
- B. Meritage Homes of Florida, Inc., Bill of Sale and Limited Assignment**
- C. Gulfstream Design Group, LLC**
 - I. District Engineer's Certificate**
 - II. Warranty, Assignment of Rights and Release of Restrictions**
- D. K&G Construction Co., Inc., Contractor's Warranty, Assignment of Rights and Affidavit of No Lien**
- E. Keesee and Associates, Inc., Warranty, Assignment of Rights and Release of Restrictions**

- F. Pools by John Clarkson, Inc., Pool Contractor's Warranty, Assignment of Rights and Affidavit of No Lien
- G. RVI Planning + Landscape Architecture, Inc. d/b/a RVE, Inc., Warranty, Assignment of Rights and Release of Restrictions

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Affidavit Regarding Costs Paid; the Meritage Homes of Florida, Inc., Bill of Sale and Limited Assignment; the Gulfstream Design Group, LLC Design Engineer's Certificate and Warranty, Assignment of Rights and Release of Restrictions; the K&G Construction Co., Inc., Contractor's Warranty, Assignment of Rights and Affidavit of No Lien; the Keesee and Associates, Inc., Warranty, Assignment of Rights and Release of Restrictions; the Pools by John Clarkson, Inc., Pool Contractor's Warranty, Assignment of Rights and Affidavit of No Lien; and the RVI Planning + Landscape Architecture, Inc. d/b/a RVE, Inc., Warranty, Assignment of Rights and Release of Restrictions, all in substantial form, were approved.

Mr. Lahti stated Staff is working to ensure that all details related to the Amenity Center and the rest of the site are addressed.

Mr. Lahti left the meeting.

FIFTH ORDER OF BUSINESS

Discussion/ Consideration of Amenity Policies and Rates

Mr. Rom presented the Amenity Policies and Rates, which were reviewed in detail by Mr. Loy, Ms. Kilinski and Ms. Schiffer. At the last meeting, the Board discussed Lakes and Ponds Policies, including prohibitions against fishing and pet use, as the lakes and ponds are solely intended for stormwater management infrastructure. Suspension procedures can be initiated at the discretion of the Amenity Manager. Temporary suspensions can go into effect immediately, after which matters would be referred to the Board and a suspension hearing would be scheduled to allow the person to address the Board and for the Board to consider further actions.

Mr. Loy stated that the Board can adopt certain policies on an interim basis, including those policies that govern how residents conduct themselves at an amenity.

The consensus was to schedule the Public Hearing at the earliest opportunity in order to accommodate key fob access and rentals as soon as possible.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, to Designate the Date, Time and Place for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules, Rates, Fees and Charges of the District, and Providing an Effective Date

- **Notices of Rulemaking and Rule Development**

Mr. Rom presented Resolution 2025-06.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-06, to Designate the Date, Time and Place of July 23, 2025 at 12:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules, Rates, Fees and Charges of the District, and Providing an Effective Date, was adopted.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, adopting the Interim Rules, as presented, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of May 1, 2025 Regular Meeting and Audit Committee Meeting Minutes

Mr. Rom presented the May 1, 2025 Regular Meeting and Audit Committee Meeting Minutes. He recalled that the Board awarded the Annual Audit Services contract to DiBartolomeo, McBee, Hartley & Barnes, P.A., subject to their fee with bond issuance being comparable to the other respondents, and it was confirmed that their fee was favorable.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the May 1, 2025 Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kilinski | Van Wyk, PLLC

B. District Engineer: Gulfstream Design Group, LLC

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **UPCOMING MEETINGS**

- **August 7, 2025 at 12:30 PM [Public Hearing and Regular Meeting]
(Adoption of FY 2026 Budget)**
- **September 4, 2025 at 12:30 PM**

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

There were no Board Members' comments or requests.

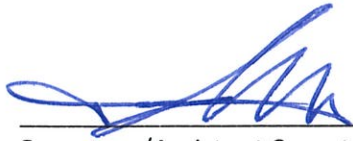
ELEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 1:01 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair