

MINUTES OF MEETING
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cordova Palms Community Development District was held on Wednesday, October 11, 2023 at 1:00 p.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Louis Cowling	Chairman
Don Gullion	Vice Chairman
Thomas Spiess	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber <i>by phone</i>	District Counsel
Scott Wild <i>by phone</i>	District Engineer
Chad Sigmon	Dream Finders Homes

The following is a summary of the discussions and actions taken at the October 11, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 1:24 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 August 9, 2023 Meeting

There were no comments on the minutes.

On MOTION by Mr. Cowling seconded by Mr. Spiess with all in favor the minutes of the August 9, 2023 meeting were approved.
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FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

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B. District Engineer

1. Approval of Requisition Summary

Mr. Wild presented the requisition summary including numbers 40 through 50 totaling \$1,140,634.05.

On MOTION by Mr. Cowling seconded by Mr. Gullion with all in favor requisition numbers 40 through 50 were ratified.

2. Ratification of Work Authorization No. 11 for FY24 General Consulting Engineering Services

Mr. Wild presented the work authorization from England Thims & Miller for an estimated fee of \$11,600 for general consulting engineering services for Fiscal Year 2024.

On MOTION by Mr. Cowling seconded by Mr. Gullion with all in favor England Thims & Miller Work Authorization No. 11 was ratified.

3. Ratification of A.J. John Change Order No. 3

Mr. Wild informed the Board that the change order is deducting \$289,681.43 for the deletion of the second lift of asphalt, the sleeves, and the FPL infrastructure.

On MOTION by Mr. Cowling seconded by Mr. Spiess with all in favor A.J. Johns Change Order No. 3 was ratified.

C. District Manager

There being nothing to report, the next item followed.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of August 31, 2023

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

B. Check Registers

1. July

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A copy of the check register for July expenses totaling \$13,619.07 was included in the agenda package for the Board’s review.

On MOTION by Mr. Cowling seconded by Mr. Gullion with all in favor the check register for July was approved.

2. August

A copy of the check register for August expenses totaling \$24,651.57 was included in the agenda package for the Board’s review.

On MOTION by Mr. Cowling seconded by Mr. Spiess with all in favor the check register for August was approved.

C. Ratification of Construction Funding Request #3

A copy of construction funding request number three totaling \$328,408.02 was included in the agenda package.

On MOTION by Mr. Cowling seconded by Mr. Gullion with all in favor construction funding request #3 was ratified.

D. Consideration of Construction Funding Request #4

A copy of construction funding request number four totaling \$812,226.04 was included in the agenda package.

On MOTION by Mr. Cowling seconded by Mr. Gullion with all in favor construction funding request #4 was approved.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Cowling asked if the stormwater ponds must be transferred into O&M before maintenance on those can begin.

Mr. Wild responded that they don’t have to be, but it should be done sooner rather than later. He added that he believes a request to transfer them has already been submitted, but he will check.

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Mr. Haber stated that if the transfer has only been done via dedication of the plat, it will still need to be formally conveyed via deed. He asked that a list of properties be sent to him and he will prepare a deed.

Mr. Laughlin added that the pond maintenance proposals can be added to a future agenda.

Mr. Cowling informed the Board that he still working on trying to get an interlocal agreement in place for the entrance road.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – November 8, 2023 at 1:00 p.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Spiess seconded by Mr. Gullion with all in favor the meeting was adjourned

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Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
[Signature]
EA6D876C6797481...
Chairman/Vice Chairman