

**MINUTES OF MEETING
LIBERTY COVE
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Liberty Cove Community Development District was held on August 18, 2021, at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034.

Present at the meeting were:

Gregory Matovina	Chair
Chris Wood	Vice Chair
Matt Roberts	Assistant Secretary
Brendan Moran	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Joe Brown	District Counsel
Neil Brockmeier (via telephone)	District Engineer
Peter Dame (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:08 p.m. The five initial Board Members named on the petition to create the CDD were Mr. Greg Matovina, Mr. Matt Roberts, Mr. Chris Wood, Mr. William Howell and Mr. Brendan Moran.

Mr. Wrathell stated Mr. Matovina, Mr. Roberts, Mr. Wood and Mr. Moran were present, in person. Mr. Howell was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

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

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Matovina, Mr. Roberts, Mr. Wood and Mr. Moran. He provided and briefly 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**

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-01,
Designating Certain Officers of the District,
and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-01. Mr. Moran nominated the following slate of officers:

Greg Matovina	Chair
Chris Wood	Vice Chair
Craig Wrathell	Secretary
Matt Roberts	Assistant Secretary
Brendan Moran	Assistant Secretary
William Howell	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Designating a Date, Time and Location for the Landowners' Meeting of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-02.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-02, Designating a Date, Time and Location of September 29, 2021 at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034 for the Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Matters:

- A. Resolution 2021-03, 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. Wrathell presented Resolution 2021-03. He reviewed the Fee Schedule on Page 15 of the Agreement for District Management Services. The numbering of the items on the Fee Schedule would be corrected.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC, as the District Manager and Methodology Consultant; Providing an Effective Date, as amended to correct the numbering of the items on the Fee Schedule, was adopted.

B. Resolution 2021-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: *Hopping Green & Sams P.A.***

Mr. Wrathell presented Resolution 2021-04.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-04, Appointing Hopping Green & Sams P.A. as District Counsel for the District, and Authorizing Compensation and Providing for an Effective Date, was adopted.

C. Resolution 2021-05, Designating a Registered Agent and Registered Office of the District; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-05.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-05, Designating Wrathell, Hunt and Associates, LLC, as 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 2021-06, Appointing and Fixing the Compensation of the Interim District Engineer for the District, and Providing for an Effective Date

- **Interim Engineering Services Agreement: *Prosser, Inc.***

Mr. Wrathell presented Resolution 2021-06 and the Interim Engineering Services Agreement with Prosser, Inc.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-06, Appointing and Fixing the Compensation of Prosser, Inc., as Interim District Engineer for the District, and Providing for an Effective Date, was adopted.

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

Mr. Wrathell presented the RFQ for District Engineering Services.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the Request for Qualifications for District Engineering Services and authorizing Staff to advertise, was approved.

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

The consensus of the Board was to accept compensation for attendance at meetings.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, acceptance of Board Member compensation, was approved.

G. Resolution 2021-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date

This item was deferred to the next meeting.

H. Resolution 2021-08, 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. Wrathell presented Resolution 2021-08. The Resolution sets forth the CDD's Policy for the support and legal defense of Board Members and Staff.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-08, 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.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, authorizing Staff to obtain General Liability and Public Officers' insurance and authorizing the Chair to execute, was approved.

- I. **Resolution 2021-09, 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. Wrathell presented Resolution 2021-09. This Resolution sets forth the CDD’s policy and outlines the procedures for public comments.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-09, 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 2021-10, 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. Wrathell presented Resolution 2021-10. Management retains all files in perpetuity.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-10, Providing for the Appointment of Wrathell, Hunt and Associates, LLC, as the 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 2021-11, Granting the Chairman and Vice Chairman 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 for a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-11. This grants the Chair or the Vice Chair, in concert with the District Engineer, District Counsel and Staff, the authority to execute certain documents, between meetings, to avoid construction delays.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-11, Granting the Chairman and Vice Chairman, 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 for a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2021-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-12.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-12, 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

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

Mr. Wrathell presented the RFP For Annual Audit Services.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the Request for Proposals for Annual Auditing Services and Ranking Criteria, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Selection Committee, was approved.

N. Strange Zone, Inc., Quotation #M21-1011 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal for website creation and annual maintenance, hosting, email domain registration and SSL certificates.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, the Strange Zone, Inc., Quotation #M21-1011 for District Website Services, Design, Maintenance and Domain, in the amount of \$1,679.99, was approved.

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

Mr. Wrathell stated that Management engaged ADA Site Compliance (ADASC) to assist in bringing the CDD website into compliance with the Americans with Disabilities Act (ADA) requirements for websites and to affix an ADA Site Compliance seal on the homepage.

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

P. Resolution 2021-13, Designating the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure of the District; and Providing an Effective Date

I. Rules of Procedure

II. Notices

- **Notice of Rule Development**
- **Notice of Rulemaking**

Mr. Wrathell presented Resolution 2021-13.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-13, Designating November 2, 2021 at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034, as the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure of the District; and Providing an Effective Date, was adopted.

Q. Resolution 2021-14, Adopting the Annual Meeting Schedule for Fiscal Year 2021/2022 and Providing for an Effective Date

This item was deferred.

R. Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-15. In the event of an emergency or natural disaster, the CDD may request assistance from other local governments.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

A. Resolution 2021-16, Designating a Public Depository for Funds of the District and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-16. Management recommended SunTrust Truist Bank as the Qualified Public Depository for the CDD’s accounts.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-16, Designating SunTrust Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2021-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-17. The Chair, Treasurer and Assistant Treasurer will be authorized signors. Funding requests should be sent to Mr. Greg Matovina.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing for an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

- A. **Resolution 2021-18, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-18 and the proposed Fiscal Year 2021 budget.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-18, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law for November 2, 2021 at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

- B. **Fiscal Year 2020/2021 Budget Funding Agreement**

Mr. Wrathell presented the Fiscal Year 2020/2021 Budget Funding Agreement. The Developer would provide funding on an as-needed basis.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, the Fiscal Year 2020/2021 Budget Funding Agreement, was approved.

- C. **Resolution 2021-19, Approving a Proposed Budget for Fiscal Year 2021/2022 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. Wrathell presented Resolution 2021-19 and the proposed Fiscal Year 2022 budget.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-19, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for November 2, 2021 at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

D. Fiscal Year 2021/2022 Budget Funding Agreement

Mr. Wrathell presented the Fiscal Year 2021/2022 Budget Funding Agreement.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the Fiscal Year 2021/2022 Budget Funding Agreement, was approved.

E. Resolution 2021-20, 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. Wrathell presented Resolution 2021-20.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-20, 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.

F. Resolution 2021-21, 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. Wrathell presented Resolution 2021-21.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-21, 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.

G. Resolution 2021-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Mr. Wrathell presented Resolution 2021-22.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- H. **Resolution 2021-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-23

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- I. **Resolution 2021-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-24. District Management already has Internal Control policies in place as part of the annual audit process.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- J. **Consideration of E-Verify Memo with MOU**

Mr. Brown presented the HGS Memorandum regarding the E-Verify requirements and the Department of Homeland Security (DHS) E-Verify Memorandum of Understanding (MOU).

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the HGS Memorandum regarding the E-Verify requirements and the DHS E-Verify MOU, was approved.

BOND FINANCING RELATED MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the Bond Financing Team Funding Agreement between the Liberty Cove CDD and Liberty Cove Nassau, LLC, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: *FMSbonds, Inc.*

Mr. Wrathell presented the Agreement for Underwriter Services & Rule G-17 Disclosure letter from FMSbonds, Inc. (FMSbonds). The Underwriter's fee would be 1.5% of the par amount of any bonds issued.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, the FMSbonds Agreement for Underwriter Services & Rule G-17 Disclosure Letter, was approved.

II. Bond Counsel: *Akerman, LLP*

Mr. Wrathell presented the Akerman, LLP proposal. The fee for the initial bond issuance would be \$40,000.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the Akerman, LLP proposal to serve as Bond Counsel, was approved.

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

Mr. Wrathell presented the U.S. Bank, N.A., proposal.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the U.S. Bank, N.A., proposal to serve as Trustee, Paying Agent and Registrar, was approved.

- C. Resolution 2021-25, 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. Wrathell presented Resolution 2021-25 and read the title.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-25, Designating September 29, 2021 at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034 as the Date, Time, and Location 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 Report of District Engineer**

Mr. Wrathell presented the Engineer’s Report, dated July 2, 2021.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the Engineer’s Report, dated July 2, 2021, was approved.

- E. Presentation of Master Special Assessment Methodology Report**

Mr. Wrathell presented the Master Special Assessment Methodology Report, dated July 20, 2021.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, the Master Special Assessment Methodology Report, dated July 20, 2021, was approved.

- F. **Resolution 2021-26, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing when Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

Mr. Wrathell presented Resolution 2021-26 and read the title.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-26, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing when Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

- G. **Resolution 2021-27, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property within the District Generally Described as the Liberty Cove Community Development District in Accordance with Chapters 170, 190 And 197, Florida Statutes**

Mr. Wrathell presented Resolution 2021-27 and read the title.

On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-27, Setting a Public Hearing for September 29, 2021 at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property within the District Generally Described as the Liberty Cove Community Development District in Accordance with Chapters 170, 190 And 197, Florida Statutes, was adopted.

H. Resolution 2021-28, Authorizing the Issuance of Not Exceeding \$28,000,000 Principal Amount Liberty Cove Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition By the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date

Mr. Dame presented Resolution 2021-28. The Resolution accomplishes the following:

- Commences the bond authorization process and authorizes the issuance of the maximum amount of bonds.
- Approves the forms of the Master Trust Indenture.
- Authorizes District Counsel and Bond Counsel to commence the validation proceedings.
- Authorizes the bond issuance in a not to exceed amount of \$28,000,000.

Mr. Wrathell stated the Master Methodology has a maximum par amount of bonds of \$25.720 million and it is common for the general bond Resolution to be a few million dollars over that amount when filing for validation.

On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-31, Authorizing the Issuance of Not Exceeding \$28,000,000 Principal Amount Liberty Cove Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition By the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

There was nothing further to report.

B. District Engineer (Interim): *Prosser, Inc.*

There was nothing to report.

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

Mr. Wrathell stated the next meeting would be held September 29, 2021 at 1:00 p.m.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Discussion ensued regarding operation and maintenance (O&M) costs, P&I fees and the maximum par amount of bonds.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

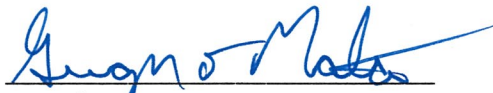
There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Mr. Matovina and Seconded by Mr. Moran, with all in favor, the meeting adjourned at 2:20 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair