

Liberty Cove Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://libertycovecdd.net/>

July 29, 2026

Board of Supervisors
Liberty Cove Community Development District

Dear Board Members:

The Board of Supervisors of the Liberty Cove Community Development District will hold Public Hearings and a Regular Meeting on August 5, 2026 at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2026/2027, Pursuant to Florida Law
 - A. Affidavit of Publication
 - B. Mailed Notice to Property Owners
 - C. Consideration of Resolution 2026-09, Providing for Funding for the FY 2027 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. 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

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- A. Affidavits of Publication
- B. Consideration of Resolution 2026-10, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
6. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
7. Consideration of Resolution 2026-12, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date
8. Consideration of Resolution 2026-06, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
9. Consideration of Resolution 2026-07, Designating the Location of the Local District Records Office and Providing an Effective Date
10. Acceptance of Unaudited Financial Statements as of June 30, 2026
11. Approval of May 27, 2026 Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Connelly & Wicker*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- UPCOMING MEETINGS

- October 28, 2026 at 1:00 PM
- November 3, 2026 at 5:00 PM [Landowners' Meeting]

- QUORUM CHECK

SEAT 1	GREGORY MATOVINA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	MATT ROBERTS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	CHRIS WOOD	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	BRENDAN MORAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	PATRICK HOWELL	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 782 134 6157