MINUTES OF MEETING
IBIS LANDING
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Ibis Landing Community Development District was held on Thursday, January 15, 2026 at Lennar Homes, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966. It began at 9:00 a.m. and was presided over by Mr. Scott Edwards, Chairperson, and James P. Ward as Secretary.

Present:

Scott Edwards	Chairperson
Dalton Drake	Vice Chairperson
Alex Hinebaugh	Assistant Secretary
Ashley Kingston	Assistant Secretary
Zane Zeidan	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Ben Steets	Grau & Associates

Audience:

Mike
Julie Tripler

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Ward called the meeting to order at approximately 9:00 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS **Consideration of Minutes**

June 19, 2025 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by Alex Hinebaugh, seconded by Ashley Kingston, and with all in favor, the June 19, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS Consideration of Audited Financial Statements

Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2025

Mr. Ward introduced Ben Steets with Grau and Associates who would discuss the audited financial statements for Fiscal Year 2025 ending September 30, 2025.

Mr. Ben Steets with Grau and Associates declared the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP). He indicated the Opinion Letter was on pages 1 and 2. He stated pages 3-6 were the Management's Discussion and Analysis providing a summary overview of the year's financial activity. He reported pages 7-12 were basic financial statements including government wide financial statements, fund level financial statements, the fund level balance sheet, and the fund level income statement. He stated pages 13-20 were the notes to the financial statements. He reported notes 1 through 4 were standard for government entities in Florida; note 6 discussed the construction project; note 7 discussed long term liabilities; the remaining notes were also standard. He indicated page 21 was the comparison of the general fund activity for the year to the budget; page 23 contained data elements required by the State of Florida; pages 24-25 contained the auditor's report on internal controls; page 26 was the Florida Statute dealing with investments; and pages 27-28 contained the Management Letter. He stated there were no instances of noncompliance with Florida Statutes and there were no findings. He concluded the District was in compliance and Grau issued a clean opinion.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the Audited Financial Statements for Fiscal Year ending September 30, 2025 were accepted.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-1

Consideration of Resolution 2026-1, a resolution of Ibis Landing Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for Thursday, April 16, 2026, at 9:30 A.M. at the offices of Timber Creek Clubhouse, 11590 Timber Creek Drive, Fort Myers, Florida 33913

Mr. Ward discussed Resolution 2026-1. Audio was cutting in and out; therefore, much of what was said was (indecipherable).

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2026-1 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS **Staff Reports**

I. District Attorney

Mr. Greg Urbancic reported the ethics training requirement was ongoing for this year; therefore, the Board needed to complete the ethics training classes again in 2026. He stated he was monitoring legislation and would keep the CDD updated to any legislation which might affect the Board as the legislative session moved forward.

Ms. Ashley Kingston asked about certification for the ethics training requirement.

Mr. Urbancic explained the ethics training requirement was self-reported on the honor system; no certification was required.

Mr. Ward noted if the free links for ethics training were used there was no certificate.

II. District Engineer

No report.

III. District Manager

a) Important Board Meeting Dates for Fiscal Year 2026
- **Thursday, April 16, 2026 - Public Hearing: Proposed Budget for FY 2027**

b) Financial Statements for period ending October 31, 2025 (unaudited)
c) Financial Statements for period ending November 30, 2025 (unaudited)
d) Financial Statements for period ending December 31, 2025 (unaudited)

No report.

SIXTH ORDER OF BUSINESS **Supervisor's Requests**

Mr. Ward asked if there were any Supervisor's requests; there were none.

SEVENTH ORDER OF BUSINESS **Public Comments**

Mr. Ward asked if there were any public comments; there were none.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 9:10 a.m.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the Meeting was adjourned.

Ibis Landing Community Development District

Signature: James Ward	**Signature:** Scott Edwards
James Ward (Jul 28, 2026 07:38:04 EDT)	Scott Edwards (Jul 28, 2026 10:17:04 EDT)
Email: wardj@pfm.com	**Email:** scott.edwards@lennar.com
James P. Ward, Secretary	Scott Edwards, Chairperson

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Final Audit Report 2026-07-28

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