

**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 16, 2025 at 10:00 a.m. at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

**Present:**

Scott Edwards

Dalton Drake

Alex Hinebaugh

Ashley Kingston

Zane Zeidan

Chairperson

Vice Chairperson

Assistant Secretary

Assistant Secretary

Assistant Secretary

**Also present were:**

James P. Ward

Greg Urbancic

Dave Underhill

District Manager

District Attorney

District Engineer

**Audience:**

John Foniker (ph)

Ron McCann

Mary-Ellen Depetra (ph)

Dan Caffrey (ph).

Osha Vann (ph)

Richard Glass

Jim Bonk

Javier Larby (ph)

Tom Mollasters (ph)

Libby Perez (ph)

Ann Vincent

Mr. \_\_\_\_\_ Gagnum (ph)

Mirena Loman

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 THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS  
WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. James Ward called the meeting to order at approximately 10:14 a.m. He conducted roll call; all members of the Board were present, constituting a quorum.

**SECOND ORDER OF BUSINESS****Notice of Advertisement of Public Hearings**

Mr. Ward asked Mr. Underhill to take a few moments to go through the Capital Improvement Program.

*Mr. Underhill: I'll go ahead and walk through the Engineer's Report for the Ibis Landing Community Development District. The purpose of the report is to provide a description of the District, the capital improvements to be constructed and financed by the District, and estimated costs of the capital improvements. The report is used in connection with the District's proposed issuance of bonds to finance the District project. The financing and assessment note methodology will be developed by the District's methodology consultant; that's Jim. So, the description of the District, the Ibis Landing Project, the Ibis Landing Community Development District comprises the old Copperhead Golf Course in North Fort Myers. It's partially been constructed; it's taken over by Lennar and continues to be constructed. There's a description in Table 1 of the breakdown of the community. There's approximately 77 acres of residential tracks, some right of way, amenities, golf course, and open space, lakes, and preserve. The District is just under 300 acres in size. Table 2 of the Report provides a breakdown of the proposed development summary for the project, the breakdown of the phasing of the original units, the phases developed in the three phases proposed, and that breaks down the different types of single-family, multi-family, and two-family attached units planned with the community. Right now, there's a total of 987 units planned. Of those 987, 959 of those units are within the CDD. The report lays out a summary of the proposed district infrastructure project that will be developed and financed by the District. The infrastructure consists of irrigation; public roadways, which is the Beth Stacey roadway through the project; storm water management -- that's all the lakes and pipes -- mitigation, which is any improvements to the wetland preserves that are within the project; professional services associated with the project; and a contingency. The report also provides an opinion of costs for the district infrastructure; each component of the project is broken out by phase and totaled. The total project is approximately \$17 million. And then those costs are proportionalized by the units in the district that benefit from them, so approximately 97 percent of the improvements are then attributable to the area within the district. The report also provides a summary of the phasing for the project, and Phases 1 and 2 of the project are complete and Phase 3 still needs to be worked through.*

Discussion ensued about the assessment methodology.

*Mr. Ward: The only thing that really does is allocate the cost across the 959 units that are within the project by essentially the front foot of lots. They range in size anywhere from 50 to 70-foot lots. We do have some multi-family units, which are cottage, carriage units, and some villa units attached. So, based on basically the size of the front foot of your lot, they are in a 10-foot range. We have capital assessments allocated based upon \$16.3 million. And total of portion costs, they used 17. It's actually \$16.273 million in his actual report. We allocate that over the 959 units. We add to it to the cost of financing to do a bond issue. So, in the world we live in in CDD, a bond issue is simply a municipal bond that we take out with municipal investors at a tax-free rate. We have some costs associated with doing that. That's added to the cost. So, an anticipated bond issue for this project is just under \$19 million. The Board can finance all or a part of the infrastructure that's contained within the Capital Improvement Program. We go through that process; it takes a good year or so. Assessments will be on your property tax bills probably likely the end of this year or, if not this coming November, it'll be November '26. So, one of those two years will be determined based on when we start and finish the construction project for Ibis Landing.*

Mr. Ward asked for a motion for the Public Hearings.

**On MOTION made by Mr. Scott Edwards, seconded by Mr. Alex Hinebaugh, and with all in favor, the Public Hearings was opened.**

**THIRD ORDER OF BUSINESS****Consideration of Minutes**

**November 21, 2024 – Regular Meeting Minutes**

**FOURTH ORDER OF BUSINESS****Public Hearings**

- I. Consideration of Imposition of Debt Assessments - Entire District**
  - a. Public Comment and Testimony**
  - b. Resident Email - Kyle Torok**
  - c. Board Comment and Consideration**
  - d. Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors of the Ibis Landing Community Development District making certain findings; authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an estimated cost of improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Special Assessments; Addressing the finalization of Special Assessments; addressing the payment of Special Assessments and the Method of Collection; Providing for the allocation of Special Assessments and True-Up Payments; Addressing Government Property, and making provisions relating to the transfer of Real Property to units of Local, State and Federal Government; Authorizing the recording of an Assessment Notice; and providing for severability, conflicts and an effective date.**

Mr. Ward opened up the floor to any public comments and/or testimony.

*Mr. Foniker: So, on our assessments we got --*

*Mr. Ward: Name first.*

*Mr. Foniker: Oh. John Foniker (ph). We were quoted two different prices. One, this is the price you're gonna have; in our case, 28,000-something over 30 years, and then my annual assessment says 2,000. If I do the math, that means over 30 years I'm paying 60,000.*

*Mr. Ward: Correct.*

*Mr. Foniker: Why such a huge disparity? Why am I paying a hundred percent more than what the overall cost that was given?*

*Mr. Ward: So, when you finance an infrastructure program like this through a bond issue, it's exactly the same as you financed your home with a mortgage. So, there's interest, the interest that's on the bond issue, which I think we estimated which is 5.4 percent in this market -- the annual payment on the a 28,000-dollar -- whatever you said, your \$28,000 is roughly \$2,000 a year. So, it's the same as what we would see in a mortgage; you pay roughly a little more than two times or so more than the capital assessment. I will*

*say that you always have the ability to pay off your capital assessment at any time, either once we finish the project or at any time every year. I will also tell you most residents and all the communities that I represent never do that, but there is an opportunity you will always be able to pay off your capital assessment if you want to.*

Mr. Ward asked if there were any other questions.

*Mr. McCann: So, Ron McCann (ph).*

*Mr. Ward: Thank you, Ron.*

*Mr. McCann: I have a mortgage, which you mentioned, so eventually I'm gonna refinance it. So, the way I understand is that I would have to pay the assessments at that time.*

*Mr. Ward: That is not a true statement. And whoever tells you that is completely wrong.*

*Mr. McCann: I came from Minnesota and that's what they made us do there.*

*Mr. Ward: Not true in Florida.*

*Mr. McCann: Okay. So, how does that go?*

*Mr. Ward: So, the mortgage companies look at this debt just like your regular mortgage. So, as long as whatever your annual payment is on your capital assessment, they just escrow that as a normal part of your real estate taxes, because it will be on your real estate tax bill. They roll it; they don't care what the capital balance is at all. You care, but they don't.*

*Mr. McCann: Gotcha.*

Another member of the public asked a question.

*Ms. Depetra: My name is Mary-Ellen Depetra (ph). You're mentioning 959 units and, yet, there are 987 planned units. Why the 28-unit disparity?*

*Mr. Ward: So, as Dave mentioned to you before, there was a district that was overlying this project called Copperhead CDD. It went into default for whatever reason, not a Lennar project at that time. Copperhead was dissolved by law by the State. This doesn't matter, of course. So, Lennar had to go back in and re-establish a new district called Ibis Landing. There were some homes that had homeowners in there. When you establish a district, it requires consent of a hundred percent of the owners of the land. So, those 28 owners did not consent to being included in the boundary of the district, that's why they are excluded from the capital assessments.*

*Ms. Depetra: So, they're going to get the benefit of what we all are going to get using that road, but they don't have to pay?*

*Mr. Ward: So, in the Capital Program, Dave allocated as a percentage of the total 987 units, a percentage of that total cost only to the 959 units. So, Lennar is basically picking up I think it's three percent of the total cost of the project, which covers the cost of those 28 units.*

*Ms. Depetra: So, we are not paying extra because of those 28 units being grandfathered in, so to speak?*

*Mr. Ward: Correct.*

*Ms. Depetra: Okay. I also wanted to ask, who's going to be maintaining this road? Is it going to be Ibis Landing or will Lee County be doing anything?*

*Mr. Ward: I don't know the answer to that question.*

*Mr. Underhill: The County, it's gonna connect up with Milwaukee and there to the south, I guess it is. So, it's our intention that, after it's completed, the County's expressed interest in accepting the roadway for maintenance.*

*Ms. Depetra: Okay. And yet, we're still paying, even though they're going to take over?*

*Mr. Underhill: It's a obligation of the project to construct that segment of the roadway. So, as part of a condition in the zoning to allow the development of that project, it requires that roadway to be constructed.*

*Ms. Depetra: One other question. I'm sorry. The people that are going to come in next week, next month, and purchase a villa, a condo, whatever, how is this presented to them? Because they're told "you're paying this much, that includes a CCD [sic]." And now this new assessment, do they just sort of bury that in the HOA costs or in the tax costs? How are they doing that?*

*Mr. Ward: So, the capital assessment for CDD remains for the lot itself from owner to owner. And, as I said, you can pay it off if you want. And then if you sell your home, you lose that money, basically. So, they transition automatically. Lennar does a great job at disclosing to you of what the capital assessment is, what the annual debt service is, and whatever the operating assessment will be. They usually have --- not usually -- they always have a one-page fee sheet which they provide to me and I look at it, but it always has a disclosure of what the capital assessments will be to prospective buyers.*

*Ms. Depetra: So, they will understand that they're paying not only CCD [sic], but they're paying this other new special assessment?*

*Mr. Ward: My experience is sometimes understanding is different than getting them information. But yes, it will be provided to them. They should read it. I always encourage prospective buyers, if they call me or real estate agents, make sure you show it to your prospective buyer. I don't know whether they always do that, but I always ensure that I at least say that.*

Another member of the public asked a question.

*Mr. Caffrey: Dan Caffrey (ph). So, Beth Stacey, we're paying for a public road? We're paying for this public road to be open for the public to use?*

*Mr. Ward: Correct.*

*Mr. Caffrey: Okay. What are we gonna have safety-wise along that? Because you've got the golf course which is right there. You know, golf balls coming out; people are gonna be pelting cars as they go by. People aren't gonna be happy about that. Are there any type of barriers in the back? Because back at my place, I'm gonna be having this road going through, of course. But what's the plan for that?*

*Mr. Underhill: There's no planned fences or anything like that. They certainly will do what they can to enhance it with landscaping and that kind of thing. But, really, the interaction of the golf with that is really not the purview of the District, per se.*

*Mr. Caffrey: So, this assessment, then, is for all of Ibis Landing's infrastructures, meaning the water, the sewer, and everything?*

*Mr. Ward: Correct.*

*Mr. Caffrey: So, all the new construction they're building and all of that? Well, and you said this assessment happens after the end of the conclusion of that, or is this -- Is it supposed to be saying -- if you read it, it says 40 years, I think, it's gonna take for this to be taken care of. So, when does this all go into effect for all of us?*

*Mr. Ward: So, the Board today will be asked to levy the assessment itself. So, as of today, the assessment goes on your lot. The next part of the project is the District will issue bonds to finance all of this. As I mentioned to you, once we issue bonds, depending on the construction period, of what we call capitalized, when we wanna put those assessments on lots, that's part two. So, once that decision is made -- it won't be made today, it'll be made in another month or two, once we line this up and get the financing done. When we finish that process, then we'll know whether your assessments will be this coming November or next November.*

*Mr. Caffrey: Okay. So, it'll happen before the project's completed or all the stuff's done? Before Phase 3?*

*Mr. Ward: It usually happens somewhere in the middle kind of a thing.*

Another member of the public asked a question.

*Mr. Vann: Osha Vann (ph). But just a couple questions. So, one, to confirm, this is a public road? There's not gonna be any sort of guard station or gate that delineates this?*

*Mr. Underhill: For Beth Stacey?*

*Mr. Vann: For whatever road connects through the golf course.*

*Mr. Underhill: Yeah, correct.*

*Mr. Vann: So, that's open to the public? Anybody can use it?*

*Mr. Underhill: Yes.*

*Mr. Vann: Okay. And then second question. So, with this fee, let's say if you were to sell your house in a couple years, do the fee then roll to the new person or are you responsible for clearing the debt on that fee prior to selling the home?*

*Mr. Ward: A transfer is a matter of law to the new owner. So, there is nothing you have to do with respect to your closing. Generally, what happens in real life is, real estate agents will ask me for what we call an estoppel. I provide them an estoppel that tells them what the fee is and whether any assessments are due, which I always say there isn't. Look on your real estate tax bill; they prorate always from what's on the tax bills. So, that's how the process in practice works when you close on your home. So, you do not have to pay your assessment off.*

*Mr. Vann: Understood. Okay, got it. And then the Engineering Report, where is that available for folks lie us to look at?*

*Mr. Ward: So, it is on the District's website.*

Mr. Ward provided the website address for Ibis Landing Community Development District. Mr. Ward explained that there is a document section that has the entire agenda for the meeting and other documents such as reports. He continued on that the Board's minutes, agendas, and other information about the CDD itself is available on the website.

*Mr. Vann: Understood. And then last question. So, this fee is gonna be assessed to everybody who's both currently living in the community and then the future folks who move into the community. This may be a silly question, but is there ever a world where the fee justifies to the future folks who move in after the people who are like early movers in the neighborhood? Is that an option or something like that that could happen?*

*Mr. Ward: You don't won't that, I'll just tell you. So, the allotted zone by Lennar, Lennar pays the same thing you are going to pay for a lot that they own. When they sell that lot, whatever's remaining goes to their buyer or future buyer. So, you're not getting cornered for 959 units, you're getting cornered for one out of 959 units. Lennar, however many units they own, they pay their proportion and share of that total debt service for the capital assessment.*

Another member of the public asked a question.

*Mr. Glass: My name is Richard Glass (ph) and I have a question. Ingress, egress, [indiscernible] required with the DOT [indiscernible], how are we gonna get in on that? A traffic light? A roundabout? Have we been there yet?*

*Mr. Underhill: There's no plans for a roundabout or anything like that. I mean, there will be turn lanes and things into the project at each of the intersections. And then, as far as a signal or anything like that goes, I wouldn't expect that there would be one. But that would be DOT's call.*

*Mr. Glass: [Indiscernible] a million dollars for a roundabout.*

*Mr. Underhill: Right. I don't expect that there'll be either of those.*

*Mr. Glass: The point of traffic will progress, a lot of people going in and out of there.*

Mr. \_\_\_\_ 0:21:20: So, the GPS says there's a roundabout right now when you're coming to that corner. Is that accurate?

Mr. Underhill: Well, there may be some stamped pavement or something. But if that's what you guys wanna call that a roundabout, then [overlapping talk].

Mr. \_\_\_\_: Just saying that's what the GPS calls it.

Mr. Underhill: I think it's a dead-end road is what I'd call it. There is a proposed golf cart crossing bridge. There will be a pedestrian crossing and there will be crossings at the other intersections.

Mr. Glass: No stop signs or anything there?

Mr. Underhill: When we build a road, we don't get to just put stop signs at the entries to the projects wherever we want to. It's gonna be a county road. If you go down a street at Savanna Lakes, there's not a stop sign where the other segment to the south of this roadway was constructed. So, we'll have turn lanes and all the things that are necessary for the project, and that's what's planned.

Mr. Glass: How many lanes will there be?

Mr. Underhill: Beth Stacey will be a two-lane road. It's a two-lane road, similar to what Milwaukee looks like.

Another member of the public asked a question.

Mr. Bonk: Jim Bonk (ph). My question is on the bridge, it'll be not just pedestrian but for golf carts also?

Mr. Underhill: Yes.

Mr. Bonk: Okay. So, we live on the loop. For us to get across, it's gonna be a heck of a lot easier to go up the course, up to the bridge, and over the bridge instead of waiting trying to get across. If you know Beth Stacey, is that gonna be --

Mr. Underhill: There's claim to be a sidewalk on each side of Beth Stacey and then there will be a pedestrian crossing.

Mr. Bonk: There will be a sidewalk? Okay.

Mr. Underhill: There'll be a sidewalk on each side, a eight-foot path on each side of the road, for pedestrians and then a pedestrian crossing to elevate it.

Mr. Bonk: Right. But like he mentioned, our concern is, living on that side, getting across Beth Stacey.

Another member of the public asked a question.

Mr. Larby: I'm Javier Larby (ph). I have a backseat question. The first time I found out about Ibis Landing Community Development District was because of this letter. But I went to the website and didn't find any



*documents. Maybe they were uploaded after that. But my question is -- you mentioned the members of the Board. So, my first question is, the members of the Board, do they work for Lennar or have a relationship, a working relationship, with Lennar? That's question number one.*

*Mr. Ward: So, the answer to your question is, when you established a new CDD, for the first six years of establishment, whoever the landowner is, which is Lennar, controls the Board and they appoint basically all five members to the Board. There is a provision in the statute; it's six years from the date of establishment of what we call 250 qualified electors. A qualified elector is a citizen of the United States who resides in the State of Florida and you are registered to vote here in Lee County with your primary residence here in Ibis Landing. The Board begins a transition to residents for it. You get elected the same way as any city commissioner or county commissioner gets elected. You go down to the Supervisor of Elections office; you stick your name in to be on the November ballot; and then whoever wins, wins and is on the Board. That process, as I noted, starts six years from the date of establishment and 250 qualified electors.*

*Mr. Larby: So, the answer to the question is yes?*

*Mr. Ward: Yes.*

*Mr. Larby: Okay. So, my next question is, why, if this is a public road, do we have to pay for it? I mean, I agree that maybe we have to pay part of it. But why do we, Ibis Landing Community owners -- and I have another question for the Board -- have to pay for the complete piece of that road if it is public?*

*Mr. Ward: So, community development districts in Florida are intended to finance infrastructure that's necessary for the development itself, whether it's a public -- any infrastructure that we build is public, anyway. So, whether it's a public road within the community or it's an off-site roadway or off-site other facilities, in Florida, if it's a result of the development that's being required, it can and is financed by community development districts.*

*Mr. Larby: And that was not part of the construction budget from the beginning of the development?*

*Mr. Ward: For purposes of the CDD, the \$16,300,000 is the construction budget for the District itself, and that's what's being financed by the community development district, which does include that public road.*

*Mr. Larby: So, going back to your point of making sure that the Lennar team communicate to the potential buyers exactly what we're getting into, that type of information that I can recall was not disclosed to me, and now it's becoming new news. I believe that there has been different meetings on the District, but this was the first time. Maybe I missed something, but it was the first time that I found out on this district. So, to me, it was not a nice.*

*Mr. Larby 27:39: It's from my point of view. Once again, I may have missed something, but there was a lack of communication. I don't wanna go into integrity, but a lack of communication from your point again that Lennar have to clearly communicate to the potential buyers everything that is on the table. And you know how that process goes; you guys work with Lennar. I'm not a big real estate person. But when you wanna buy something or sell something, that was [indiscernible]. So, my suggestion to you is, number one, I think these should be -- if it's public, I don't understand, and I haven't listened clearly the answer of why we have to pay for it and why was not included on the original budget for construction. It seems to*

*me we went into a deficit and now we need to get some funds and pay for it. That's my point of view, but I may be wrong.*

*Mr. Ward: So, with respect to the Lennar disclosure, there's five of us sitting here; I'm sure somebody can provide you with the sales disclosure. With respect to your comment on Lennar's construction budget or not, the point, I think, of a community development district in this state is to finance public infrastructure as a part of development. That's why they exist. There's more than 1,100 CDDs in this state at this point. There's not one inch of land in this state that doesn't have some form of a district overlying it, which everybody in this state, including myself, pay for. So, CDDs are an integral part of the infrastructure of this state and have been since the state became a state, so to speak. So, as I mentioned to you, it's not Lennar should pay for it because it's in their construction budget; the state law allows landowners to finance public infrastructure through the use of a community development district. So, that's an answer to your question.*

Another member of the public asked a question.

*Mr. Mollasters: My name's Tom Mollasters (ph). Today is the first time I'm hearing anything from Lennar that there's a road called Beth Stacey going in and we're going to pay for it. Through the whole process, that was not disclosed. I can't believe you guys didn't know when you sold me my property that you're gonna have to fund a road going through the property. You didn't tell me that was gonna happen, and you had to know. That seems fraudulent to me.*

Ms. Depetra stated that they were already paying a CCD [sic] and asked a question.

*Ms. Depetra: So, this is a second one?*

*Mr. Ward: No, you're not paying a CDD. There is no CDD. This is only CDD that's on your property at this point.*

*Ms. Depetra: But we were told when we purchased, first of all, our salesperson did say "yeah, eventually they're gonna make that road go up there." Nothing was ever mentioned about "well, it's going to be an additional assessment." I'm a music teacher; I don't know about all those things. So I didn't have any idea. And we were told "oh, there's no CCD [sic] here," which was one of the nice things, I guess, why we purchased. So, I feel like it was hidden and I feel like I was not in the know. I feel like it was -- well, I don't know about the word "fraudulent," but I think it wasn't full disclosure and I feel very sad about it. It's a lot of money. Did anybody here know about this? No.*

Mr. Ward explained to the members of the public that there needed to be no crosstalk and that he wanted to receive each question separately.

*Ms. Perez: Hi. Libby Perez (ph). I was on the other coast. My residence right now is on the intercoastal because my husband works. So, we come here. Every time I come here, it's a surprise. My neighbors are "oh, something new." And we're disheartened, because we were gonna retire on this coast. And quite frankly, every time I turn around, I find out "oh, there's a public road going right through the golf course." What? Isn't this a private community? I have lived in two communities. I have two homes in two communities that are private. There is none of that nonsense, that roads give access to anybody that wants to go through there. And then you have no security. We bought for the security. So, there's a lot of stuff that was hidden by Lennar. And then to be assessed 20,000 and my husband still works; I still work. But what about the people that are retired on a fixed income? That's not fair to them. And this disclosure*

*should've been done and there should've been, like what we're saying now, to the future buyers. But what about us who already bought and are committed? It's not like we can say "well, we're not gonna pay for it," 'cause I know our houses are liened. So, it's really not fair. I have HOAs in both of my other homes, and I've never experienced this. And I've been living in one home for 27 years and the other one I've had for probably 35 years. Never experienced this. Everybody's just sitting there as a Board saying "well, it's okay; this is what it is." But as a homeowner, what do we do?*

*Mr. Scott Edwards: Let me try to address some of this. And again, we're here representing a CDD Board today, not necessarily Lennar. I understand your concerns and possibly some frustrations with these things. Mr. Edwards explained that he did not have the sales disclosure in front of him, but he would find out what is being represented and disclosed. He stated that the public road Beth Stacey Boulevard Extension has been part of the project since 2005.*

*Ms. Perez 34:07: And I understand what you're saying. But we were told that was to facilitate the traffic within the community, not that it was gonna be public road with everybody driving through. And then now to find out that there is gonna be no buffer. What, a couple trees, a couple bushes is what's gonna protect us? That is not really full disclosure. And I'm gonna tell you, I went to go look at the house and liked it, was given this whole spiel about this private community.*

Ms. Perez noted that she felt weird about the two gates to the community but was okay with it. She inquired about what they are paying for in their HOA fees. She mentioned that nobody disclosed anything regarding the public road that will be going through the private community.

Another member of the public asked a question.

*Ms. Ann Vincent 35:23: If there's not gonna be any security, who's to say these amenities, who's using them? Who has access to them?*

Mr. Edwards explained that they understand there are no gates there as of today and the current entry is being reconfigured. Gates will be provided into the entrances for the community as part of the project.

Ms. Kingston stated that the residents will have a gate key or access control key to the gates.

Mr. Larby asked how many of the Board members own a home; Mr. Ward stated that it was not an appropriate question. Mr. Larby then asked who represents the homeowners' interest within the District. Mr. Larby stated once again that there was a lack of communication from the CDD.

Mr. Ward noted that they do not have monthly meetings all the time because it's a relatively new district and have only been established since June of last year, but anyone is welcome to attend and that the agendas are always on the website seven days in advance to the Board meeting. He stated that he finds that real estate agents do not always disclosure correct information and he can be contacted via phone or email for accurate info.

*Mr. \_\_\_\_\_ 41:36: So, what other fees are in the pipeline or would you agree that this is the last fee?*

Mr. Ward explained that within a CDD there's two assessments and described them. He stated that, generally, Lennar puts operations into their HOA and it goes into an HOA fee and not into a CDD fee. He noted that the capital assessment fee will go into effect this November or November of '26.

Mr. \_\_\_\_ 43:36: *Was enough money budgeted to complete this project?*

Mr. Ward: *In terms of the District's Capital Program, yes.*

Mr. \_\_\_\_: *I'm talking about the total project.*

Mr. Ward: *That's a Lennar question. I don't know the answer to that.*

Mr. Edwards: *Yes, sir. Between what the CDD is funding and what Lennar is funding, yes.*

Mr. \_\_\_\_: *So, we're not gonna get hit with another assessment because they redid a pipeline 47 times*

Mr. Ward: *If this helps you with respect to a capital assessment, once we issue bonds, bondholders do not permit us to issue capital assessments on top of what we have unless it's what we call subordinate, which never happens in this business.*

Mr. Ward explained that, if Lennar randomly left a project, residents do not have to pay the debt on a Lennar lot and that you cannot move debt from one lot to another in Florida. Capital assessment will not change.

Another member of the public asked a question.

Ms. Molly: *[Indiscernible] Molly (ph). I'm just going back to the security question. I understand that we were told when we moved in that it was a secure development and it would be gated in and whatever, right? Would Lennar consider, because what I don't see is having gates and entranceways to our homes, but the whole golf course is open; anybody can walk in as half-ways. I don't see how that makes it secure. Would they consider [overlapping talk]?*

Mr. \_\_\_\_ explained that they can approach the developer on that and it is not part of what is to be discussed with the CDD.

Another member of the public asked a question.

Mr. Gagnum 46:51: *Mr. Gagnum (ph). I have two questions, I guess, for the Board. One of them would be will this affect the value of my home if I were to sell it and is that decision made in my best interest? That would be my first question, then I have another question.*

Mr. Ward described that CDD assessments generally do not affect value of a home in Florida.

Mr. Gagnum 47:59: *My other question is, you had the impression that it was necessary to have a public hearing in order to do this and is the sentiment against some of this proposal? What is the purpose of the public hearing?*

Mr. Ward explained that the law requires that a CDD have a public hearing if you are going to levy a capital assessment of this type on homeowners in Florida.

*Mr. \_\_\_\_\_ 49:02: I just wanna go on public record here that prior closing [indiscernible], I did not have any knowledge, any disclosure, of this CDD coming in. I just wanna go on public record, and I suggest everybody in this room raise your hand and say the same damn thing.*

Mr. Ward asked if there were any other questions on the public hearing; a member of the public inquired.

*Mr. \_\_\_\_\_ 49:31: To that point, do you have any idea how, we as homeowners, when we bought our homes -- and my wife and I specifically asked if a CDD [indiscernible]. We didn't want a CDD. Do you have any idea how we could petition to have Lennar pay for our CDD because they failed to disclose that?*

Mr. Ward explained that there is no process for petitioning Lennar and Lennar would have to be spoken to directly about the issue.

*Ms. \_\_\_\_\_ 50:10: My last concern, one of many, is that road gonna become more or less a shortcut of sorts. And I'm concerned about people speeding through. It cuts our place in half. So, we have this half, that half, and I see people speeding through there, is there going to be no monitoring of that road or anything like that?*

Mr. \_\_\_\_\_ explained that it will be a county-maintained road and it will be monitored, just as any other county road would be.

*Ms. \_\_\_\_\_ 52:24 asked if there would be a way to "purchase" the road so that it's not a public access roadway. She stated that, in a different community she lived in, she purchased roads and they were private.*

Mr. \_\_\_\_\_ noted that the County could be contacted about "purchasing" the roadway. He stated that the County wants the road as a public road to help with traffic.

Another member of the public asked a question.

*Mr. \_\_\_\_\_ 53:26: So, just out of curiosity, knowing the structure of the HOA Board members right now, this is obviously happening. But, moving forward, if there are future things like this with the current structure of the Board, do the residents actually have any influence on what happens or doesn't happen? Knowing that if we had the opportunity to discuss this months ago, I'm sure many people in this room would've said "we don't want this to happen." What level of influence do the residents in the neighborhood actually have as it relates to future developments like this?*

Mr. Ward explained that it is a governmental agency and residents' influence would be to attend Board meetings and say good things, bad things, or raise concerns. He stated that Boards generally listen to residents.

Another member of the public asked a question.

*Ms. Loman 56:20: Mirena Loman (ph). Just of out curiosity, Beth Stacey -- I haven't looked at the documents -- where's this spilling out onto? What's the crossroad it's gonna meet?*

*Ms. Kingston: Fairwell (?).*

Mr. Walker stated that a lot of the community is concerned about security. He inquired about how much security will be in place, whether there will be a chain link fence and shrubbery so it is not easily accessible or visible.

Chairperson Edwards noted that they have not discussed putting a fence up or adding shrubbery around the property.

*Mr. Walker 58:13: So, back to security, the gates, whenever they might be done, it looks to me like the gates are gonna be positioned by the golf course so that all of the golfers can pour in there and then pour into the restaurant, the public pool, and everything without going through a gate. Is that the plan?*

Chairperson Edwards stated that he did not know the exact dimensions of it, but there will be gates that will be on the east and west side.

*Mr. Walker 58:52: If you're gonna go golfing there, currently, it looks to me like you're gonna be able to come off of Beth Stacey, wheel yourself right into the golf course, public pool, all of the amenities without going through a gate.*

Mr. Hinebaugh explained that the entry to the golf course will likely be within the gate and visitors would need to go through the gate to gain access to amenities.

Mr. Ward stated that any other questions on the public hearings can be directed towards him via other means of contact, phone or email.

Mr. Ward asked for a motion to close the public hearing.

**On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the public hearing was closed.**

**Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors of the Ibis Landing Community Development District making certain findings; authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an estimated cost of improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Special Assessments; Addressing the finalization of Special Assessments; addressing the payment of Special Assessments and the Method of Collection; Providing for the allocation of Special Assessments and True-Up Payments; Addressing Government Property, and making provisions relating to the transfer of Real Property to units of Local, State and Federal Government; Authorizing the recording of an Assessment Notice; and providing for severability, conflicts and an effective date.**

*Mr. \_\_\_\_\_ 1:01:51: I have one more question. Is there potential the fee gets increased or reduced in the future, or will it remain constant?*

Mr. Ward explained that the capital assessment fee will stay the same and does not change.

Mr. Ward asked for a motion.

**On MOTION made by Alex Hinebaugh, seconded by Ashley Kingston, and with all in favor, Resolution 2025-4 was adopted.**

- II. Confirming 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.
- a. Public Comment and Testimony
  - b. Board Comment and Consideration
  - c. Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors of the Ibis Landing Community Development District expressing its intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non- Ad Valorem Assessments which may be levied by the Ibis Landing Community Development District in accordance with Section 197.3632, Florida Statutes; providing a severability clause; and providing an effective date

Mr. Ward asked for a motion to open the public hearing.

**On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, the public hearing was opened.**

Mr. \_\_\_\_\_ 1:03:26: So, say I put my house up for sale next month, how does that go with disclosing it or whatever? When I did the work and everything, will it show up now? Because you said this won't go into effect possibly until November or a year after.

Mr. Ward explained that the Board has already recorded a Notice of Establishment and that title companies should ask for an estoppel from his office when selling a property.

Mr. Ward asked for a motion to close the public hearing.

**On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the public hearing was closed.**

Mr. Ward asked for a motion to adopt Resolution 2025-5, which expresses the District's intent to utilize the Uniform Method of Collection.

**On MOTION made by Dalton Drake, seconded by Ashley Kingston, and with all in favor, Resolution 2025-5 was adopted.**

## FIFTH ORDER OF BUSINESS

## Staff Reports

### I. District Attorney

No report.

### II. District Engineer

No report.

**III. District Manager**

- a) Financial Statements for period ending November 30, 2024 (unaudited)
- b) Financial Statements for period ending December 31, 2024 (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**

**Public Comments:** - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

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

**EIGHTH ORDER OF BUSINESS**


**Adjournment**

Mr. Ward adjourned the meeting at approximately 11:20 a.m.

**On MOTION made by Dalton Drake, seconded by Ashley Kingston, and with all in favor, the meeting was adjourned.**

Ibis Landing Community Development District

  
James P. Ward, Secretary

  
Scott Edwards (June 22, 2025 (08:51:51))  
Scott Edwards, Chairperson








# Minutes 1/16/2025

Final Audit Report

2025-06-27

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