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, April 16, 2026 at the Offices of Lennar Homes, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966. It began at 9:30 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
Zane Zeidan	Assistant Secretary

Absent:

Ashley Kingston	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney

Audience:

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 9:30 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Kingston, constituting a quorum.

SECOND ORDER OF BUSINESS **Notice of Advertisement**

Notice of Advertisement of Public Hearing and Regular Meeting

THIRD ORDER OF BUSINESS **Consideration of Minutes**

January 15, 2026 – 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 Dalton Drake, seconded by Scott Edwards, and with all in favor, the January 15, 2026 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS FISCAL YEAR 2027 BUDGET

Mr. Ward noted the first public hearing was for adoption of the budget itself; the second public hearing was for imposition of the assessment rate and establishing an operations and maintenance cap. He reviewed the public hearing process.

I. Public Comment and Testimony

Mr. Ward called 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. Ward asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget; there were none. There were no members of the public present in person. He called for a motion to close the public hearing.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any Board questions; there were none.

III. Consideration of Resolution 2026-2, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Mr. Ward called for a motion to approve the budget beginning October 1, 2026 and ending on September 30, 2027.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, Resolution 2026-2 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

Mr. Ward called 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. Ward asked if there were any members of the public present in person, or on audio or video with questions; there were none. There were no members of the public present in person. He called for a motion to close the public hearing.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward noted Resolution 2026-3 set the assessment rate for the general fund and adopted an assessment roll. He asked if there were any questions; there were none.

III. Consideration of Resolution 2026-3, a resolution of the Board of Supervisors imposing special assessments, and certifying an assessment roll

Mr. Ward called for a motion.

On MOTION made by Dalton Drake, seconded by Alex Hinebaugh, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2026-4, a Resolution of the Board of Supervisors establishing an operation and maintenance assessment cap for notice purposes only

Mr. Ward explained this resolution established a cap rate; if the CDD ever increased the assessment above the cap rate, mailed notice to the residents would be required. He called for a motion.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2026-5

Consideration of Resolution 2026-5, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027

Mr. Ward noted the meeting dates would be the second Thursday of each month at 9:00 a.m. at the offices of Lennar Homes. He noted the Resolution did not bind the Board to the use of these dates; it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions.

On MOTION made by Dalton Drake, seconded by Alex Hinebaugh, and with all in favor, Resolution 2026-5 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2026-6

Consideration of Resolution 2026-6, a Resolution of Ibis Landing Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date

Mr. Ward stated Resolution 2026-6 authorized adoption of the mutual aid agreement which allowed the District to utilize the resources of the Division of Emergency Management in the event of storm events. He explained it did not bind the Board to use the agreement. He noted it was a relatively complicated process to use the resources, but it was good to have the agreement in place just in case. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Alex Hinebaugh, seconded by Dalton Drake, and with all in favor, Resolution 2026-6 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Consideration of Resolution 2026-7

Consideration of Resolution 2026-7, a Resolution of the Board of Supervisors of the Ibis Landing Community Development District Designating a Date, Time and Location for a Landowners' Meeting and Election for Tuesday, November 3, 2026, at 8:00 A.M. at the offices of Lennar Homes, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966

Mr. Ward stated this set the Landowner's Meeting for November 3, 2026. He explained this was a Tuesday, as it was required to be held on a Tuesday. He stated he would put this on the Board's calendar and send out invites. He indicated the seats up for election were seats 3, 4 and 5, Alex Hinebaugh, Zane Zeidan, and Ashley Kingston. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Alex Hinebaugh, seconded by Dalton Drake, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Greg Urbancic reported the bill regarding the change in the sovereign immunity caps passed; the increase was from $200,000 dollars and $300,000 dollars to $350,000 dollars and $500,000 dollars.

II. District Engineer

No report.

III. District Manager

a) Important Board Meeting Dates for Fiscal Year 2026

- **NEXT MEETING: Thursday, May 21, 2026 – Regular Meeting**
- **Landowners' Meeting and Election: Tuesday, November 3, 2026**

b) Financial Statements for period ending January 31, 2026 (unaudited)

c) Financial Statements for period ending February 28, 2026 (unaudited)

d) Financial Statements for period ending March 31, 2026 (unaudited)

Mr. Ward stated the Supervisor of Elections reported there were 329 qualified electors in the District as of April 15, 2026. He stated there was no action required by the Board. He noted the District hit the first threshold for transition to qualified electors, but the second threshold (six years from date of CDD establishment) was not met yet. He reported his firm was sold to PFM Financial Advisory Services. He stated he was staying on with PFM and would remain the IBL CDD Manager for some time. He indicated in the next couple of months the agreements would be changed over from JPWard to PFM.

NINTH ORDER OF BUSINESS Supervisor's Requests

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

TENTH ORDER OF BUSINESS Public Comments

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

ELEVENTH ORDER OF BUSINESS **Adjournment**

Mr. Ward adjourned the meeting at approximately 9:41 a.m.

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

Ibis Landing Community Development District

Signature: James Ward	**Signature:** Scott Edwards
James Ward (Jul 6, 2026 11:49:39 EDT)	Scott Edwards (Jun 29, 2026 12:57:13 EDT)
Email: wardj@pfm.com	**Email:** scott.edwards@lennar.com
James P. Ward, Secretary	Scott Edwards, Chairperson

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Final Audit Report 2026-07-06

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