

**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 17, 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

Steve Sanford

District Manager

Bond Counsel

Audience:

Gil Delgado

Linda Boyd

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 10:07 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

January 16, 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 Scott Edwards, seconded by Ashley Kingston, and with all in favor, the January 16, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-6

Consideration of Resolution 2025-6, a Resolution of the Board of Supervisors (the “Board”) of the Ibis Landing Community Development District (the “District”) Authorizing the issuance of not exceeding \$13,000,000 Ibis Landing Community Development District Special Assessment Bonds, Series 2025 (2025 Project) (the “2025 Bonds”) to finance certain Public Infrastructure within the District; Determining the need for a negotiated limited offering of the 2025 Bonds And Providing For A Delegated Award Of Such Bonds; Appointing The Underwriter for the limited offering of the 2025 Bonds; Approving the form of and authorizing the execution and delivery of a Bond Purchase Contract with respect to the 2025 Bonds; Approving the use of that certain Master Trust Indenture previously approved by the Board with respect to the 2025 Bonds; Approving the form of and authorizing the execution and delivery of a First Supplemental Trust Indenture governing the 2025 Bonds; Approving the form of and authorizing the distribution of a Preliminary Limited Offering Memorandum; Approving the execution and delivery of a Final Limited Offering Memorandum; Approving the form of and authorizing the execution of a Continuing Disclosure Agreement, and appointing a Dissemination Agent; Approving the application of Bond proceeds; Authorizing certain modifications to the Assessment Methodology Report And Engineer’s Report; providing for the registration of the 2025 Bonds pursuant to the DTC Book-Entry Only System; Authorizing the proper Officials to do all things deemed necessary in connection with the issuance, sale and delivery of the 2025 Bonds; and providing for severability, conflicts and an effective date

Mr. Ward: Resolution 2025-6 is referred to as a delegation award resolution with respect to your Series 2025 proposed special assessment bonds. Mr. Sanford is on the phone with us. He is your bond counsel. He asked Mr. Sanford to discuss Resolution 2025-6

Mr. Steve Sanford: This Resolution is called a delegation resolution because we set forth in the resolution certain parameters and then when it comes time to market the bonds within the parameters set by the Board, then the Chair, or the Vice Chair, is authorized to sign a bond purchase contract without the need to call a special meeting. The parameters are that we are authorizing a principal amount of bonds not to exceed \$13 million dollars to finance a portion of the 2025 project. These bonds are going to be secured by special assessments levied within the boundaries of the district, and once the 653 units are platted, the lien will shrink to those platted units. We are asking the Board to approve certain documents. He reviewed the documents included with the Resolution: the bond purchase contract, the preliminary limited offering memorandum, the continuing disclosure agreement, and the first supplemental trust indenture. He explained besides the principal amount not to exceed \$13 million dollars, section 3 dealt with other parameters: the interest rate cannot exceed the maximum rate authorized under Florida Law, the length of financing cannot exceed 30 years, and the compensation to be paid to the underwriter was based upon the bonds being bought by the underwriter at a discount, the underwriter selling the bonds, and the difference would be paid to the underwriter. He noted if the contract was within all these parameters, then the Chair or Vice Chair would be authorized to sign the bond purchase contract. He noted, also, if there were any need to make any modifications to the methodology report or engineer’s report, there was authorization to do so.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2025-6 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-7

Consideration of Resolution 2025-7, a Resolution of the Board of Supervisors of Ibis Landing Community Development District Approving a Proposed Budget for Fiscal Year 2026 and setting a Public Hearing for Thursday, June 19, 2025, at 10:00 A.M., at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966

Mr. Ward: This is the start of your budget process for fiscal year 2026. This will be the first year we will have an assessment rate. It is proposed at \$151.80 per year with a cap rate of \$182.15 for the 959 units. We will be required to do mailed notice to all of your residents this year. I am expecting we will have a similar turn out to when we did the original capital assessments for this District. The public hearing is scheduled for June 19, 2025 at 10 o'clock. You might want to discuss where you want to have this. I have it at Lennar Homes. We've had some discussion about having it at the Timber Creek Clubhouse and if it is a bigger location, it might be a better venue for us to have that public hearing.

The Board chose to change the public hearing location to the Timber Creek Clubhouse.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, Resolution 2025-7 was adopted as amended, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- a) Important meeting dates for the remainder of fiscal year 2025:**
 - i. Public Hearings: Proposed Fiscal Year 2026 Budget – June 19, 2025**
- b) Financial Statements for period ending January 31, 2025 (unaudited)**
- c) Financial Statements for period ending February 28, 2025 (unaudited)**
- d) Financial Statements for period ending March 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

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 10:15 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


James P. Ward, Secretary


Scott Edwards / Jun 27, 2025 08:52 EDT
Scott Edwards, Chairperson






Minutes 4/17/2025

Final Audit Report

2025-06-27

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