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, June 19, 2025, at the Timber Creek Clubhouse, 11590 Timber Creek Drive, Fort Myers, Florida 33913 - [an alternate location approved by the Board of Supervisors]. It began at 10:00 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

Absent:

Zane Zeidan	Assistant Secretary

Also present were:

James P. Ward	District Manager

Audience:
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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. James Ward called the meeting to order at approximately 10:11 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Zeidan, constituting a quorum.

SECOND ORDER OF BUSINESS **Notice of Advertisement**

Notice of Advertisement of Public Hearings

THIRD ORDER OF BUSINESS **Consideration of Minutes**

April 17, 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 Dalton Drake, seconded by Ashley Kingston, with all in favor, the April 17, 2025 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS PUBLIC HEARINGS

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

a) FISCAL YEAR 2026 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Alex Hinebaugh, seconded by Ashley Kingston, and with all in favor, the Public Hearing was opened.

Mr. Ward noted there was one member of the public present in person and one on audio/video. He asked if there were questions or comments; there were none. He called for a motion to close the public hearing.

On MOTION made by Alex Hinebaugh, seconded by Ashley Kingston, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2025-8, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2026

Mr. Ward called for a motion.

On MOTION made by Dalton Drake, seconded by Alex Hinebaugh, and with all in favor, Resolution 2025-8 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, AND ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY 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 Alex Hinebaugh, seconded by Ashley Kingston, and with all in favor, the Public Hearing was opened.

Mr. Ward stated this public hearing was related to the assessment itself. He noted the assessment rate for fiscal year 2026 was $151.80 and the cap rate would be $197.33 dollars. He explained in future budgets, if the assessment rate went above the cap rate the CDD would be required to send out mailed notice to the residents in the District. He asked if there were any members of the public present in person or via audio or video with any questions; there were none. He called for a motion to close the public hearing.

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

II. **Board Comment**

Mr. Ward noted Resolution 2025-9 set the assessment rate and certified the assessment roll. He asked if there were any questions from the Board; there were none.

III. **Consideration of Resolution 2025-9, 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 Alex Hinebaugh, seconded by Ashley Kingston, and with all in favor, Resolution 2025-9 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2025-10, a Resolution of the Board of Supervisors of the Ibis Landing Community Development District establishing an operation and maintenance assessment cap for notice purposes only

Mr. Ward called for a motion for Resolution 2025-10 which adopted the cap rate.

On MOTION made by Ashley Kingston, seconded by Dalton Drake, and with all in favor, Resolution 2025-10 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2025-11

Consideration of Resolution 2025-11, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026

Mr. Ward noted the meeting dates would be the third Thursday of each month at 10:00 a.m. at the offices of Lennar Homes. He noted the Resolution allowed the CDD to advertise all meetings once in September, it 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; hearing none, he called for a motion.

On MOTION made by Dalton Drake, seconded by Alex Hinebaugh, and with all in favor, Resolution 2025-11 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2025-12

Consideration of Resolution 2025-12, a Resolution Of The Board Of Supervisors Of The Ibis Landing Community Development District Supplementing Resolution No. 2025-4 Which Resolution Previously Equalized, Approved, Confirmed, Imposed And Levied Special Assessments On And Peculiar To Property Specially Benefited (apportioned fairly and reasonably) by the District's Projects; Approving And Adopting The First Supplemental Engineer's Report for the Ibis Landing Community Development District prepared By Atwell, LLC and dated February 20, 2025; Approving and Adopting the Ibis Landing Community Development District Final First Supplemental Special Assessment Methodology prepared by JPWard & Associates, LLC dated June 18, 2025, which applies the methodology previously adopted to Special Assessments reflecting the specific terms of the Ibis Landing Community Development District Special Assessment Bonds, Series 2025 (2025 Project Area); providing for the Supplementation of the District's Assessment Records; and providing for severability, conflicts, and an effective date

Mr. Ward: As you know, we adopted a resolution which authorized the issuance of the District's fiscal year 2025 bonds for Ibis Landing. Those bonds were priced yesterday. This resolution is what we call a bring down resolution. All it does is finalize the final terms and conditions of the bond issue, finalizes the interest rate. I will do a methodology which conforms the final numbers that we issued the bonds with to the assessment rates that are *going to be on the November tax bills for the coming fiscal year*. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Alex Hinebaugh, seconded by Ashley Kingston, and with all in favor, Resolution 2025-12 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Supervisor of Elections Qualified Elector Report: 164 as of April 15, 2025
b) Special District Reporting: Goals and Objectives for Fiscal Year 2026
c) Important Board Meeting Dates for Balance of Fiscal Year 2025
i. June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure)
d) Financial Statements for period ending April 30, 2025 (unaudited)
e) Financial Statements for period ending May 31, 2025 (unaudited)

Mr. Ward: You have 164 registered voters in the District. When you hit two thresholds, one is when you reach six years from the date of establishment, and the other is when you reach 250 registered voters (qualified electors), then you will begin the transition of the CDD from a landowner's election to a qualified elector election. A qualified elector is a citizen of the United States, resident of the State of Florida, they live in Ibis Landing and are registered to vote with the Supervisor of Elections in Lee County. That individual can run for a Board seat. This District was created in June 2024, so you will not start the transition process until 2030 if you have 250 qualified electors in the District. I'm guessing you will hit the 250 mark before 2030, but you will still have to wait until 2030 to begin the transition. Next, you have your goals and objectives which are the same as what were adopted in the prior year. If there are no questions I will ask for a motion to adopt your goals and objectives.

On MOTION made by Dalton Drake, seconded by Ashley Kingston, and with all in favor, the goals and objectives were adopted.

Mr. Ward reminded the Board to file Form 1 before July 1, 2025. He reminded the Board to complete the ethics training before December 31, 2025. He noted ethics training was required annually, and staff would send out links for free ethics training modules.

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

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

NINTH 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.

TENTH ORDER OF BUSINESS **Adjournment**

Mr. Ward adjourned the meeting at approximately 10:21 a.m.

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

Ibis Landing Community Development District

James P. Ward

James P. Ward, Secretary

Scott Edwards

Scott Edwards (Jan 16, 2026 15:04:57 EST)

Scott Edwards, Chairperson

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Final Audit Report 2026-01-16

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