

**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, August 15, 2024 at 9:00 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

District Manager

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 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 9:05 a.m. He conducted roll call; all Members of the Board elected at the Landowners Election prior to today's meeting were present at roll call, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement

THIRD ORDER OF BUSINESS

Oath of Office

Administration of Oath of Office for the Board of Supervisors of the Ibis Landing Community Development District

a) Oath of Office

b) Guide to the Sunshine Amendment and Code of Ethics**c) Form 1 – Statement of Financial Interests (2024 Changes to the Law and filing requirements)**

Mr. Ward, as a notary public, administered the Oath of Office to the Ibis Landing CDD Board Members. He indicated the Board already filed Form 1 with the Ethics Commission and another Form 1 was not required. He discussed the ethics training requirements which were due to be completed by the end of this calendar year.

Mr. _____ indicated he filed a Form 1 a couple of weeks ago, but did not add Ibis Landing CDD to his list of CDDs.

Mr. Ward indicated his Staff would have added Ibis Landing to the Form 1 and the Board should not have to take any additional action regarding this year's Form 1. He noted he would double check the Ethics Commission website to be certain everything was in order.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2024-21****Consideration of Resolution 2024-21, a Resolution of the Board of Supervisors Re-Designating Officers of the Ibis Landing Community Development District following the Landowners' Election.**

Mr. Ward indicated Resolution 2024-21 designated the officers of the Board. He noted currently Scott Edwards was Chair, Dalton Drake was Vice Chair, the remaining Board Members were Assistant Secretaries while he, Jim Ward, was Secretary and Treasurer. He asked if the Board wished to make any changes.

The Board chose not to make any changes; the Officers would remain the same.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2024-21 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-22****Consideration of Resolution 2024-22, a Resolution of the Board of Supervisors canvassing and certifying the results of the landowners' election of Supervisors held pursuant to Section 190.006(2), Florida Statutes.**

Mr. Ward indicated Resolution 2024-22 canvassed and certified the results of the Landowners election: Seat 1, Scott Edwards; Seat 2, Dalton Drake; Seat 3, Alex Hinebaugh; Seat 4, Zane Zeiden; and Seat 5, Ashley Kingston. He noted Scott Edwards and Dalton Drake had 422 votes while Alex Hinebaugh, Zane Zeiden and Ashley Kingston had 421 votes. He indicated Scott Edwards and Dalton Drake would serve four-year terms and the remaining board members would serve two-year terms.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, Resolution 2024-22 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2024-23**

Consideration of Resolution 2024-, a Resolution of the Board of Supervisors extending the Terms of Office of all current Supervisors to coincide with the General Election pursuant to Section 190.006 of the Florida Statutes; providing for severability; and providing an effective date.

The above Resolution was not discussed, and Mr. Ward added a new Resolution 2024-23.

Mr. Ward: Subsequent to the preparation of your Agenda, we had a drainage easement that needs to be recorded prior to lots being sold, so this Resolution (Resolution 2024-23) approves the form of the drainage easement.

Mr. Greg Urbancic: Before the various lot closings were to happen, the various drainage easements need to be conveyed to the District. They are primarily on the rears of a number of the lots, so the developer Charles Mann (ph) prepared the easement. I looked at it. We got it in order with an exhibit picture which shows the location of the drainage easement on the rear, but they wanted to get that finalized prior to some lot closings which are coming up.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, Resolution 2024-23 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS**Consideration of Minutes****July 2, 2024 – Organizational 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, and with all in favor, the July 2, 2024 Organizational Meeting Minutes were approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

No report.

II. District Engineer

No report.

III. District Manager

a) Important Board Meeting Dates for Balance of Fiscal Year 2024/2025

i. Public Hearings:

- 1. Fiscal Year 2024 & 2025 Budget – Thursday, September 19, 2024, 9:00 A.M.**

No report.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests; there were none. He noted there were no members of the public present.

TENTH 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 noted there were no audience members present.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 9:47 a.m.

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

Ibis Landing Community Development District


James P. Ward, Secretary


Scott Edwards, Chairperson