

**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, September 19, 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	Chairperson
Dalton Drake	Vice Chairperson
Alex Hinebaugh	Assistant Secretary
Ashley Kingston	Assistant Secretary
Zane Zeidan	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 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 9:00 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of Advertisement**

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

- I. **August 15, 2024 – Landowners' Election and Meeting Minutes**
- II. **August 15, 2024 - 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 August 15, 2024 Landowners' Election Meeting Minutes and the August 15, 2024 Regular Meeting Minutes were approved.**

#### **FOURTH ORDER OF BUSINESS**

#### **Public Hearings**

#### **PUBLIC HEARINGS – FY 2024 AND FY 2025 BUDGET**

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

##### **a) FISCAL YEAR 2024 AND 2025 BUDGET**

##### **I. Public Comment and Testimony**

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

**On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person with any comments or questions regarding the budget; there were none. He indicated there were no members of the public present on audio or video. He called 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.**

##### **II. Board Comment and Consideration**

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

##### **III. Consideration of Resolution 2024-25, the Board of Supervisors of the Ibis Landing Community Development District adopting the annual appropriation and budget for Fiscal Year 2024 and Fiscal Year 2025**

Mr. Ward called for a motion.

**On MOTION made by Dalton Drake, seconded by Ashley Kingston, and with all in favor, Resolution 2024-25 was adopted, and the Chair was authorized to sign.**

**b) 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**

Mr. Ward indicated this public hearing was related to the use of the uniform method for levying, collecting, and enforcing non ad valorem assessments.

**I. Public Comment and Testimony**

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

**On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person with any comments or questions; there were none. He indicated there were no members of the public present on audio or video. He called 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.**

**II. Board Comment and Consideration**

Mr. Ward explained Resolution 2024-26 expressed the District's intent to levy, collect, and enforce non ad valorem assessments using the uniform method of collection. He asked if there were any questions or comments from the Board; there were none.

**III. Consideration of Resolution 2024-26, a resolution of the Board of Supervisors of the Ibis Landing Community Development District confirming the District's 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**

Mr. Ward called for a motion.

**On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2024-26 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Consideration of a Budget Funding Agreement**

**Consideration of a Budget Funding Agreement between Lennar Homes, LLC, and the District to fund the District's Fiscal Year 2024 & 2025 General Fund Operating Budgets in lieu of the District levying assessments**

Mr. Ward explained the Budget Funding Agreement was between the District and Lennar Homes. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Zane Zeidan, seconded by Ashley Kingston, and with all in favor, the Budget Funding Agreement was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS****Consideration of Proposals****Consideration of Proposals to provide Audit Services to the District for the Fiscal Years 2025-2029**

Mr. Ward stated the District received two proposals, one from Grau and Associates and the other from Berger Toombs. He indicated statute required the District to analyze the proposals and rank them 1 and 2. He noted his Staff provided a ranking with Grau as the number 1 firm and Berger as the number 2 firm. He stated the price was \$17,000 dollars over the 5 year period with Grau and \$23,450 over the 5 year period for Berger Toombs. He asked the Board to accept the ranking and enter into an agreement with Grau and Associates for Audit Services through fiscal year 2029. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Zane Zeidan, seconded by Ashley Kingston, and with all in favor, the ranking was accepted, and the District was authorized to enter into an agreement with Grau and Associates.**

**SEVENTH ORDER OF BUSINESS****Ranking of Proposals****Ranking of engineering proposal(s) to serve as District Engineer and consideration and approval of a Master Engineering Services Agreement**

- a) Ranking of engineering proposal**
- b) Consideration and approval of the form of Master Engineering Services Agreement between the Ibis Landing Community Development District and ATWELL LLC, for Engineering Services**

Mr. Ward explained the District was required to advertise for an engineer pursuant to the Engineer's Full Employment Act. He indicated the District received one proposal from Atwell Engineering. He asked if there were any questions; hearing none, he called for a motion ranking Atwell Engineering as the number one ranked firm and authorizing the form of the Master Engineering Agreement with Atwell Engineering Services.

**On MOTION made by Dalton Drake, seconded by Ashley Kingston, and with all in favor, Atwell Engineering was ranked the number one firm, and the form of the Master Engineering Agreement with Atwell Engineering Services was authorized.**

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

No report.

**II. District Engineer**

No report.

**III. District Manager**

- a) Florida Law changes to Form 1 Filings
- b) Goals and objectives reporting requirements for CDD's
- c) Important Board Meeting Dates for Balance of Fiscal Year 2025
- d) Financial Statements for period ending August 31, 2024 (unaudited)

Mr. Ward noted there was a recent change in legislation requiring Districts to adopt performance measures and standards as of September 30<sup>th</sup> of this year. He stated these new standards, the District could set as it deemed appropriate. He indicated Mr. Greg Urbancic's office put together a relatively simple set of performance measures and standards for Fiscal Year 2024. He asked for the District to adopt the performance measures without the requirement that the District Engineer do an annual inspection this year; this could be included in the 2025 reporting requirements. He 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, the District adopted the performance measures without the requirement that the District Engineer do an annual inspection this year.**

**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**

**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.

**ELEVENTH ORDER OF BUSINESS****Adjournment**

Mr. Ward adjourned the meeting at approximately 9:07 a.m.

**On MOTION made by Zane Zeidan, seconded by Ashley Kingston, and with all in favor, the Meeting was adjourned.**

Ibis Landing Community Development District

  
James P. Ward, Secretary

  
Scott Edwards, Chairperson