

**MINUTES OF MEETING
DP1
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the DP1 Community Development District held a Regular Meeting on April 23, 2024 at 11:00 a.m., at the Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259.

Present were:

Bobby Bennett	Chair
Lucas Hildebrand	Vice Chair
Melissa Yuhas	Assistant Secretary
Logan Cahoon (phone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
Jamie Loughry	Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:00 a.m. Supervisors Bennett, Hildebrand and Yuhas were present. Supervisor Cahoon attended via telephone. Supervisor Webb was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Kelly Webb
[Seat 3]**

Mr. Rom presented Kelly Webb's resignation.

<p>On MOTION by Mr. Hildebrand and seconded by Ms. Yuhas, with all in favor, the resignation of Kelly Webb from Seat 3, was approved.</p>
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FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2024

Mr. Bennett nominated Ms. Jamie Loughry to fill Seat 3.

No other nominations were made.

On MOTION by Mr. Bennett and seconded by Mr. Hildebrand, with all in favor, the appointment of Ms. Jamie Loughry to fill Seat 3, was approved.

- **Administration of Oath of Office (the following to be also provided in a separate package)**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Jamie Loughry. He provided and explained the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

Mr. Rom discussed registering and filing Form 1 electronically with the Commission on Ethics. Mr. Rom and Ms. Buchanan explained the requirement for the Board Members to complete four hours of ethics training by December 31, 2024, with the exception of Ms. Loughry who has until December 31, 2025 to complete the requirement. There are several free online courses available to fulfill this requirement.

B. Membership, Obligation and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2024-01. Mr. Bennett nominated the following:

- | | |
|------------------|---------------------|
| Bobby Bennett | Chair |
| Lucas Hildebrand | Vice Chair |
| Melissa Yuhas | Assistant Secretary |

Logan Cahoon	Assistant Secretary
Jamie Loughry	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Kelly Webb	Assistant Secretary
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The following prior appointments to the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Yuhas and seconded by Mr. Bennett, with all in favor, Resolution 2024-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2024-02. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

The following change was made to the proposed Fiscal Year 2025 budget:

“Insurance” line item: Decrease from \$12,700 to \$11,185

On MOTION by Ms. Yuhas and seconded by Mr. Bennett, with all in favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 27, 2024 at 11:00 a.m., at the Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Designating a Date, Time and Location for a Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date

Mr. Rom presented Resolution 2024-03.

On MOTION by Ms. Yuhas and seconded by Mr. Bennett, with all in favor, Resolution 2024-03, Designating a Date, Time and Location of November 19, 2024 at 2:00 p.m., at the Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259 for a Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Rom presented Resolution 2024-04. The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATE & TIME: Insert “November 19, 2024” and “2:00 PM”

On MOTION by Ms. Yuhas and seconded by Mr. Cahoon, with all in favor, Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

On MOTION by Mr. Hildebrand and seconded by Mr. Bennett, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

TENTH ORDER OF BUSINESS

Approval of August 22, 2023 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Bennett and seconded by Ms. Loughry, with all in favor, the August 22, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Prosser, Inc.**

There were no District Counsel or District Engineer reports.

- C. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING: August 27, 2024 at 11:00 AM**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

Discussion ensued regarding Ms. Webb's intent to resign, forms and paperwork, etc. The Board and Staff thanked Ms. Webb for her service to the Board.

THIRTEENTH ORDER OF BUSINESS

Public Comments

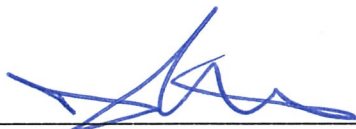
There were no public comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Loughry and seconded by Mr. Bennett, with all in favor, the meeting adjourned at 11:19 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair