DRAFT

MINUTES OF MEETING
COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Colbert Landings Community Development District held a Public Hearing and Regular Meeting on May 7, 2026 at 12:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110.

Present:

Martha Schiffer	Chair
Megan Germino	Assistant Secretary
Rose Bock	Assistant Secretary
Dayvin Oliver	Assistant Secretary

Also present:

Daniel Rom (via telephone)	District Manager
Ray Passaro	Wrathell, Hunt and Associates LLC (WHA)
Mary Grace Henley (via telephone)	District Counsel
Matt Lahti	District Engineer
Michael Whelan	District Engineer
Stephen Ervin	Field Operations
Ronald Novosel	Resident

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Passaro called the meeting to order at 12:31 p.m.

Supervisors Schiffer, Oliver, Germino, and Bock were present. Supervisor Owens was absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2026-07, Approving Proposed Budgets for Fiscal**

Year 2027; Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date

Mr. Passaro presented Resolution 2026-07. He reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2026-07, Approving Proposed Budgets for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings for August 6, 2026 at 12:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Public Hearing on Rule Relating to Parking and Parking Enforcement**

A. Proofs/Affidavits of Publication

B. Consideration of Resolution 2026-08, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date

Mr. Passaro presented Resolution 2026-08.

Ms. Henley discussed the Parking and Parking Enforcement Rules. In general, the Rules are standard policies. The overall effect of these is that overnight will not be permitted between 11:00 p.m. and 5:00 a.m. on any CDD roadways; violators might be towed. A towing vendor reviewed the CDD’s Towing Agreement and agreed to pay for signs and installation.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was opened.

Resident Ronald Novosel asked if warnings will be given to first time offenders before being towed. The belief is that warnings will not be given; there will be signage and the notice will be sent with the start date. The hope is to send three notices, and the HOA will help in reminding people of the policy. Mr. Novosel asked where overnight guests are to park if there is not enough room in the homeowners' driveway.

Discussion ensued regarding possible alternative parking locations, whether exemptions can be given, etc.

Regarding temporary exemptions for overnight guests, Ms. Henley stated it would have to be coordinated between the CDD and the towing company, as the towing company has roam towing privileges but the towing company works at the direction of the CDD so, if the CDD can have Staff contact the towing company. The reason there is no warning system in the policy is because there is no on-site staff to monitor and call the towing company.

Mr. Rom pointed out the Section 4D Exemptions which sets forth several exceptions and the ability of issuing a parking permit for special circumstances.

Mr. Novosel noted the driveways on the side with a sidewalk are shorter and asked what will be done about vehicles extending over the sidewalk. It was noted that vehicles are not allowed to extend over the sidewalk; homeowners with that problem will have to find their own solution. There cannot be an exception.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2026-08, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date, was adopted.

C. Consideration of R&R Towing and Recovery LLC Towing Services Agreement

Ms. Henley noted the importance of making sure the towing company's signage has the information the CDD wants and that it is in compliance.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the R&R Towing and Recovery LLC Towing Services Agreement, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date**

Mr. Passaro presented Resolution 2026-09.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2026-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2026**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.

SEVENTH ORDER OF BUSINESS **Approval of March 5, 2026 Regular Meeting Minutes**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the March 5, 2026 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kilinski|Van Wyk, PLLC

Ms. Henley stated that the bonds closed and acquisition of Phase 2 was completed. She reminded the Board Members to File Form 1 electronically by July 1, 2026 and that completion of the 2025 process requires four hours of ethics training, which should be notated on Form 1.

B. District Engineer: Gulfstream Design Group, LLC

Mr. Whelan stated the Water Management District permit transfer to Operation and Maintenance (O&M) is underway. He asked if plans and as-builts were provided to his office. It was noted that they should be requested from Meritage Homes. He asked when the

Stormwater and the Annual Reports are due and if a separate agreement is needed. Mr. Rom stated a separate agreement is likely not necessary, but proposals should be provided. If the amount falls within the spending authority of the Chair and District Manager, there should be no issue. The Report due dates will be emailed to Gulfstream.

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

- **NEXT MEETING DATE: June 4, 2026 at 12:30 PM**
  - **QUORUM CHECK**

The June 4, 2026 meeting will likely be canceled. The next meeting will be likely be on August 6, 2026.

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

NINTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 12:56 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary Chair/Vice Chair