

**Juniper Cove Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

September 11, 2023

Board of Supervisors  
Juniper Cove Community Development District

Dear Board Members:

The Board of Supervisors of the Juniper Cove Community Development District will hold a Regular Meeting on September 18, 2023 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Lauren Martin's Declination of Appointment to Seat 4; *Term Expires November 2024*
4. Consider Appointment of Andre Carmack to Fill Unexpired Term of Seat 4
  - Administration of Oath of Office to Appointed Supervisor (*the following will be provided in a separate package*)
    - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - B. Membership, Obligations and Responsibilities
    - C. Financial Disclosure Forms
      - I. Form 1: Statement of Financial Interests
      - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
      - III. Form 1F: Final Statement of Financial Interests
    - D. Form 8B – Memorandum of Voting Conflict
5. Acceptance of Resignation of Karl Albertson [Seat 3]; *Term Expires November 2024*
6. Consider Appointment to Fill Unexpired Term of Seat 3
  - Administration of Oath of Office to Appointed Supervisor

**ATTENDEES:**

**Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.**

7. Consideration of Resolution 2023-05, Appointing and Removing Officers of the District and Providing for an Effective Date
8. Consideration of Resolution 2023-06, Delegation Resolution
9. Consideration of Ancillary Documents
  - A. Acquisition Agreement (Series 2023 Project)
  - B. Collateral Assignment and Assumption of Development Rights Relating to Juniper Cove (Series 2023 Bonds)
  - C. Completion Agreement (Series 2023 Project)
  - D. Declaration of Consent to Jurisdiction of Juniper Cove Community Development District and to Imposition of Special Assessments (Series 2023 Bonds)
  - E. Lien of Record of the Juniper Cove Community Development District (Series 2023 Bonds)
  - F. True-Up Agreement (Series 2023 Bonds)
10. Ratification of Letter Regarding Jinama Farms Drainage Maintenance Entity
11. Acceptance of Unaudited Financial Statements as of July 31, 2023
12. Approval of July 17, 2023 Public Hearing and Regular Meeting Minutes
13. Staff Reports
  - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
  - B. District Engineer: *Alvarez Engineers, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: October 16, 2023 at 10:30 AM
      - QUORUM CHECK

SEAT 1	CHRISTIAN COTTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MARIA CAMPOREALE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ANDRE CARMACK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARY MOULTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

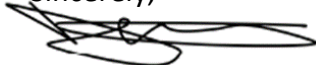
14. Board Members' Comments/Requests

15. Public Comments

16. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 528 064 2804**