MINUTES OF MEETING
JUNIPER COVE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Juniper Cove Community Development District held a Regular Meeting on November 18, 2024 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present were:

Rebecca Cortes	Chair
Mary Moulton	Assistant Secretary
Deborah Leonard	

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Zack Griffin (via telephone)	Forestar
Chris Williams (via telephone)	Forestar
Frank Reynolds	Forestar
Cynthia Wilhelm (via telephone)	Bond Counsel

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

Mr. Rom called the meeting to order at 10:32 a.m. He noted that the Oath of Office was administered to Supervisors Moulton, Cortes and Leonard prior to the meeting; therefore, a quorum was established for today's meeting.

Supervisors Moulton, Cortes and Leonard were present. Supervisors Cotter and Camporeale were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Newly Elected Supervisors (Debbie Leonard - Seat 3, Rebecca Cortes - Seat 4, Mary Moulton - Seat 5) (the following to be provided under separate cover)**

Mr. Rom reiterated that the Oath of Office was administered to the newly elected Supervisors before the meeting. As experienced CDD Board Members, all are familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

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

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-01. The results of the Landowners' Election will be inserted into Sections 1 and 2. The Landowners' Election results were as follows:

Seat 3	Deborah Leonard	10 votes	2-Year Term
Seat 4	Rebecca Cortes	25 votes	4-Year Term
Seat 5	Mary Moulton	25 votes	4-Year Term

On MOTION by Ms. Leonard and seconded by Ms. Moulton, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Acceptance of Resignation of Christian Cotter [Seat 1]; Term Expires November 2026**

Mr. Rom presented Mr. Christian Cotter's resignation.

On MOTION by Ms. Cortes and seconded by Ms. Moulton, with all in favor, the resignation of Mr. Christian Cotter from Seat 1, was accepted.

SIXTH ORDER OF BUSINESS **Consider Appointment of Sarah Wicker to Fill Term of Seat 1**

Ms. Moulton nominated Ms. Sarah Wicker to fill Seat 1. No other nominations were made.

On MOTION by Ms. Moulton and seconded by Ms. Leonard, with all in favor, the appointment of Ms. Sarah Wicker to fill Seat 1, was approved.

- **Administration of Oath of Office**

  The Oath of Office will be administered at or before the next meeting.

SEVENTH ORDER OF BUSINESS **Acceptance of Resignation of Maria Camporeale [Seat 2]; Term Expires November 2026**

Mr. Rom presented Ms. Maria Camporeale's resignation.

On MOTION by Ms. Leonard and seconded by Ms. Moulton, with all in favor, the resignation of Ms. Maria Camporeale from Seat 2, was accepted.

EIGHTH ORDER OF BUSINESS **Consider Appointment of Frank Reynolds to Fill Term of Seat 2**

Ms. Leonard nominated Mr. Frank Reynolds to fill Seat 2. No other nominations were made.

On MOTION by Ms. Leonard and seconded by Ms. Moulton, with all in favor, the appointment of Mr. Frank Reynolds to fill Seat 2, was approved.

- **Administration of Oath of Office**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Frank Reynolds and provided him with a new Supervisor packet.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-02.

Ms. Moulton nominated the following:

Sarah Wicker	Chair
Frank Reynolds	Vice Chair
Rebecca Cortes	Assistant Secretary
Deborah Leonard	Assistant Secretary
Mary Moulton	Assistant Secretary
Kristen Thomas	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

David Tello	Vice Chair
Christian Cotter	Assistant Secretary
Maria Camporeale	Assistant Secretary

The following prior appointments by 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. Moulton and seconded by Ms. Leonard, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Presentation of Master Engineer's Report**

Mr. Alvarez presented the Engineer's Report dated February 7, 2022, and stated that the Report is unchanged since it was initially approved. He noted that the intent was for all the open parcels to be owned by the CDD. He recommended a blanket easement until the plats are recorded and the transfers occur.

Mr. Pawelczyk stated that a blanket easement can be done over the entire CDD boundary now that Forestar owns all the property within the CDD boundaries. Once the plats are recorded and the parcels with any needed drainage easements are conveyed to the CDD, the blanket easement would be terminated. This has been done in other CDDs without impact to title work. The Board directed Staff to prepare the Easement and have it executed, for ratification at the next meeting.

Mr. Pawelczyk voiced his belief that bonds will be issued in December 2024.

Mr. Alvarez stated the Engineer's Report initially anticipated completion in 2023, as reflected in the construction schedule. He will work with Mr. Griffin and prepare a Supplemental Engineer's Report to include the necessary revisions.

Mr. Rom asked if the intention is for the CDD to eventually maintain items listed in Table 3, on Page 5, or if the intention is to work with the HOA on a Maintenance Agreement.

Ms. Moulton believes the intention is to partner with the HOA on a Maintenance Agreement.

Mr. Griffin reviewed Table 3 and stated the Site Plan includes a mix of public and private roads delineated by valley gutter crossings. The school has elected not to take ownership of the school parcel; while the parcel would revert to common area to be owned and maintained by the HOA, per the Development Order, he is working with the County to add the parcel to the preserve, to be owned and maintained by the County to reduce the burden on the HOA. The County Parks Department has taken interest in a parks tract; that will be deeded to the Parks Department after the plat is recorded.

Mr. Griffin will send Mr. Alvarez a copy of the Development Order.

Mr. Rom will work with Mr. Griffin and Ms. Wicker regarding the Maintenance Agreement. This item will be included as a discussion item on the next meeting agenda.

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, the Engineer's Report dated February 7, 2022, in substantial form, was approved.

ELEVENTH ORDER OF BUSINESS **Presentation of First Supplemental Special Assessment Methodology Report**

Mr. Rom presented the First Supplemental Special Assessment Methodology Report dated November 18, 2024. He reviewed the pertinent information and discussed the Development Program, Capital Improvement Plan (CIP), Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- The CDD consists of approximately 58.92 acres in unincorporated Miami-Dade County, Florida.
- 350 residential dwelling units are anticipated.
- The anticipated total CIP costs are estimated at $12,975,000.
- The total par amount of the Series 2024 bonds, including the costs of financing, capitalized interest and debt service reserve, is $6,015,000 to fund an estimated $5,352,288 in CIP costs, with the balance of the costs in the estimated amount of $7,622,712 anticipated to be financed by the Developer and contributed to the CDD at no cost.
- No bond assessments are allocated to any private amenities or governmental property.

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, the First Supplemental Special Assessment Methodology Report dated November 18, 2024, in substantial form, was approved.

TWELFTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Delegating to the Chairman of the Board of Supervisors of Juniper Cove Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Juniper Cove Community Development District Capital Improvement Revenue Bonds, Series 2024, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2024 Bonds") in Order to Finance the Series 2024 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2024 Bonds; Approving a Negotiated Sale of the Series 2024 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture And First Supplemental Trust Indenture and Authorizing The Execution And Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2024 Bonds; Approving the Form of the Series 2024 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2024 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of**

the Chairman or the Secretary, as the Case May be; Specifying the Application of the Proceeds of the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Acquisition and Construction of the Series 2024 Project; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2025-03, known as the Delegated Award Resolution, which accomplishes the following:

- Authorizes the Chair to enter into a Bond Purchase Contract so long as the terms of the Contract are within the parameters approved by the Board.
- Approves, in substantial form, certain documents needed to market, price and sell the bonds, including the Bond Purchase Contract, Master and First Supplemental Trust Indentures, Preliminary Limited Offering Memorandum and the Continuing Disclosure Agreement.
- Sets forth the parameters within which the Chair can enter into the Bond Purchase Contract, as follows:

Maximum Principal Amount: Not to Exceed $7,000,000

Maximum Coupon Rate: Maximum Statutory Rate

Underwriting Discount: Maximum 2.0%

Not to Exceed Maturity Date: Maximum Allowed by Law

Redemption Provisions: The Series 2024 Bonds shall be subject to redemption as set forth in the form of Series 2024 Bond attached to the form of Supplemental Indenture attached.

Ms. Wilhelm noted that the same authority is also delegated to the Vice Chair.

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, Resolution 2025-03, Delegating to the Chairman of the Board of Supervisors of Juniper Cove Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Juniper Cove Community Development District Capital Improvement Revenue Bonds, Series 2024, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2024

Bonds") in Order to Finance the Series 2024 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2024 Bonds; Approving a Negotiated Sale of the Series 2024 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture And First Supplemental Trust Indenture and Authorizing The Execution And Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2024 Bonds; Approving the Form of the Series 2024 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2024 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May be; Specifying the Application of the Proceeds of the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Acquisition and Construction of the Series 2024 Project; and Providing an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS **Consideration of Forms of Issuer's Counsel Documents**

Mr. Pawelczyk presented the following and recommended approval, in substantial form:

A. Acquisition Agreement

B. Completion Agreement

C. Declarations of Consent

- **Collateral Assignment**

This item was an addition to the agenda.

This document assigns development rights to the CDD in the unlikely event that the CDD must foreclose on the bonds and complete the infrastructure portion of the development.

D. Lien of Record

E. True-Up Agreement

On MOTION by Ms. Moulton and seconded by Ms. Leonard, with all in favor, the Acquisition Agreement, Completion Agreement, Collateral Assignment, Lien of Record and True-Up Agreement, all in substantial form, and authorizing execution of the documents at the appropriate time, were approved, and the Declarations of Consent, in substantial form, were accepted.

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

Mr. Rom presented Resolution 2025-04. He noted that a meeting schedule was previously approved and adopted; this is being presented as there are some new Board Members.

The Board took no action on this matter.

FIFTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of September 30, 2024**

Mr. Rom presented the Unaudited Financial Statements as of September 30, 2024.

On MOTION by Ms. Moulton and seconded by Ms. Leonard, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

SIXTEENTH ORDER OF BUSINESS **Approval of August 19, 2024 Public Hearing and Regular Meeting Minutes**

Mr. Rom presented the August 19, 2024 Public Hearing and Regular Meeting Minutes.

On MOTION by Ms. Moulton and seconded by Ms. Cortes, with all in favor, the August 19, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A

Mr. Pawelczyk reminded the Supervisors to complete the ethics training requirement by December 31, 2024. Newly appointed Supervisors are not required to complete the requirement until December 31, 2025, unless they currently serve on other Boards.

B. District Engineer: Alvarez Engineers, Inc.

There was no District Engineer report.

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

- **NEXT MEETING DATE: December 16, 2024 at 10:30 AM**
  - **QUORUM CHECK**

The next meeting will be held on December 16, 2024, unless cancelled.

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

Mr. Rom stated that bonds will likely be issued in approximately 30 days.

NINETEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, the meeting adjourned at 11:14 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair