

**MINUTES OF MEETING
JUNIPER COVE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Juniper Cove Community Development District held a Public Hearing and Regular Meeting on September 15, 2025 at 10:30 a.m., at the Goldbetter, Miami Business Center, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present:

Sarah Wicker	Chair
Frank Reynolds	Vice Chair
Debbie Leonard	Chair
Rebecca Cortes	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Ginger Wald	District Counsel
Zach Griffith (via telephone)	Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 11:13 a.m. Supervisors Reynolds, Leonard, Wicker and Cortes were present. Supervisor Moulton was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Thomas presented Resolution 2025-09. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Ms. Wicker and seconded by Mr. Reynolds, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Wicker and seconded by Mr. Reynolds, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Reynolds and seconded by Ms. Wicker, with all in favor, Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Thomas presented Resolution 2025-10.

On MOTION by Ms. Wicker and seconded by Mr. Reynolds, with all in favor, Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Fiscal Year 2026 Budget Funding Agreement**

Ms. Thomas presented the Fiscal Year 2026 Budget Funding Agreement. The following change was made to the Budget Funding Agreement:

Where necessary, throughout for Forestar (USA) Real Estate Group, Inc.: delete the “,” after “Group”

On MOTION by Ms. Wicker and seconded by Mr. Reynolds, with all in favor, the Fiscal Year 2026 Budget Funding Agreement, as amended, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [Section 189.094, Florida Statutes - Special Districts Performance Measures and Standards Reporting]**

Ms. Thomas presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Wicker and seconded by Mr. Reynolds, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Thomas noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Ms. Wicker and seconded by Mr. Reynolds, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

SEVENTH ORDER OF BUSINESS**Ratification of Forestar (USA) Real Estate Group Inc., Partial Termination of Grant of Blanket Easement**

On MOTION by Mr. Reynolds and seconded by Ms. Wicker, with all in favor, the Forestar (USA) Real Estate Group Inc., Partial Termination of Grant of Blanket Easement, was ratified.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of July 31, 2025**

On MOTION by Ms. Wicker and seconded by Mr. Reynolds, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

NINTH ORDER OF BUSINESS

**Approval of April 21, 2025 Regular Meeting
Minutes**

On MOTION by Mr. Reynolds and seconded by Ms. Wicker, with all in favor, the April 21, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

- **2025 Legislative Update**

The Legislative Update Memorandum was included for informational purposes.

- **Form 1 Submission and Ethics Training**

Ms. Wald reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

B. District Engineer: Alvarez Engineers, Inc.

There was no report.

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

- **0 Registered Voters as of April 15, 2025**

- **NEXT MEETING DATE: October 2, 2025 at 10:30 AM**

- **QUORUM CHECK**

The next meeting will be on October 2, 2025, unless canceled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Wicker and seconded by Mr. Reynolds, with all in favor, the meeting adjourned at 11:23 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair