

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

The Board of Supervisors of the Liberty Cove Community Development District held a Regular Meeting on March 27, 2025 at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034.

Present:

Gregory Matovina
Brendan Moran
Patrick "Alden" Howell

Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez
Wes Haber (via telephone)

District Manager
Wrathell, Hunt and Associates LLC
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:12 p.m. Supervisor Matovina and Supervisors-elect Moran and Howell were present. Supervisor Wood and Supervisor-elect Roberts were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors [Matt Roberts - Seat 2, Brendan Moran - Seat 4, Patrick Howell - Seat 5] (the following will be provided in a separate package)

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Moran and Mr. Howell. He provided and explained the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations 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. Torres presented Resolution 2025-01. The Landowners' election results were as follows:

Seat 2	Matt Roberts	316 votes	4-Year Term
Seat 4	Brendan Moran	315 votes	2-Year Term
Seat 5	Patrick "Alden" Howell	316 votes	4-Year Term

On MOTION by Mr. Matovina and seconded by Mr. Moran, 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

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Torres presented Resolution 2025-02. Mr. Matovina nominated the following slate:

Greg Matovina	Chair
Chris B. Wood	Vice Chair
Matt Roberts	Assistant Secretary
Bendan Moran	Assistant Secretary
Patrick Howell	Assistant Secretary
Felix Rodriguez	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
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Ernesto Torres

Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Mr. Matovina and seconded by Mr. Moran, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of Atmos Living MD
Proposal for Field Operations**

Mr. Torres presented the Atmos Living MD Proposal for Field Operations.

Mr. Matovina explained the functions and responsibilities of the CDD, the HOA, District Management, Atmos Living and the budget.

On MOTION by Mr. Matovina and seconded by Mr. Moran, with all in favor, the Atmos Living MD Proposal for Field Operations, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Disclosure of Public
Financing and Maintenance of
Improvements to Real Property**

Mr. Torres presented the Disclosure of Public Financing and Maintenance of Improvements to Real Property. Mr. Haber stated this is a document that is required to be recorded in the official County records.

On MOTION by Mr. Matovina and seconded by Mr. Moran, with all in favor, the Disclosure of Public Financing and Maintenance of Improvements to Real Property, was approved.

EIGHTH ORDER OF BUSINESS**Discussion: Fiscal Year 2026 Proposed
Budget**

Mr. Torres called attention to the Adopted Fiscal Year 2025 budget and stated he will continue coordinating with Mr. Matovina on preparing the Fiscal Year 2026 budget. The proposed Fiscal Year 2026 budget will be presented at the May meeting and the Board will

adopt it following the public hearing, which will be held at least 60 days after the presentation and approval of the proposed budget.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03,
Designating the Primary Administrative
Office and Principal Headquarters of the
District and Providing an Effective Date**

This item was deferred.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

This item was deferred.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 28, 2025**

Mr. Torres presented the Unaudited Financial Statements as of February 28, 2025.

Discussion ensued regarding the construction fund, interest rate, earned interest on the bond funds, the debt service and annual arbitrage.

<p>On MOTION by Mr. Matovina and seconded by Mr. Moran, with all in favor, the Unaudited Financial Statements as of February 28, 2025, was accepted.</p>

TWELFTH ORDER OF BUSINESS

Approval of Minutes

- A. July 24, 2024 Public Hearing and Regular Meeting**
- B. August 28, 2024 Continued Public Hearing, Public Hearing and Regular Meeting**
- C. November 5, 2024 Landowners' Meeting**

<p>On MOTION by Mr. Matovina and seconded by Mr. Moran, with all in favor, the July 24, 2024 Public Hearing and Regular Meeting Minutes; August 28, 2024 Continued Public Hearing, Public Hearing and Regular Meeting Minutes; and the November 5, 2024 Landowners' Meeting Minutes, all as presented, were approved.</p>
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THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Haber stated the District accepted an Agreement that the Developer entered into with Bernam for Units 1 and 3 and a few other right-of-way (ROW) improvements. As a result of this, the CDD reimbursed the Developer for funds expended, if any, and the CDD is responsible for payment strictly to Bernam as the owner under that contract. He asked for a motion to ratify acceptance of that assignment.

On MOTION by Mr. Matovina and seconded by Mr. Moran, with all in favor, acceptance of the Assignment of the Agreement Between Owner and Contractor for Construction Contract from Bernam for Phase 1; Units 1 and 3, Right-of-Way and Honor Way Project, was ratified.

B. District Engineer: Connelly & Wicker

There was no report.

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

- **NEXT MEETING DATE: May 28, 2025 at 1:00 PM [Presentation of FY2026 Proposed Budget]**

- **QUORUM CHECK**

Mr. Matovina and Mr. Howell confirmed their attendance at the May 28, 2025 meeting.

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

There were no Board Member comments or requests.

FIFTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Matovina and seconded by Mr. Moran, with all in favor, the meeting adjourned at 1:31 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair