

**MINUTES OF MEETING
SHADOWLAWN COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Shadowlawn Community Development District held Public Hearings and a Regular Meeting on August 14, 2025 at 2:00 p.m., at Reinhold Corporation, 1845 Town Center Blvd., Suite 105, Fleming Island, Florida 32003.

Present:

Liam O'Reilly	Chair
George M. Egan	Vice Chair
Cooper Murphy	Assistant Secretary
Peter Williams (via telephone)	Assistant Secretary

Also present:

Craig Wrathell	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates LLC (WHA)
Katie Buchanan (via telephone)	District Counsel
Daniel Welch (via telephone)	District Engineer
Megan Maldonado (via telephone)	GreenPointe Developers

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 2:01 p.m.

Supervisors O'Reilly, Egan and Murphy, were present. Supervisor Williams attended via telephone. Supervisor Bryan was not present.

Mr. Wrathell listed four additional items he would like to add to the agenda. One is a ratification item related to Parcel 61. The remaining items will be presented under District Counsel's Staff Report. The items pertain to the Cathedral Parkway East Widening Project, which include Assigning the Construction Contract, an Assignment Amendment of the Mobility Fee Agreement with Clay County, and a Construction Funding Agreement.

On MOTION by Mr. O'Reilly and seconded by Mr. Egan, with all in favor, amending the agenda to add the four items noted, was approved.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

- A. Proofs/Affidavits of Publication
- B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Wrathell stated there were changes to the Field Operations portion of the Fiscal Year 2026 budget since it as last presented. Items associated with Parcel 61 were removed at the Parcel 61 Developer’s request to convey responsibilities to the HOA to budget and collect to operate and maintain its assets. The Agreement between the CDD and the HOA will be presented later in the meeting. It was noted that maintenance items consist of common area landscaping, the ponds and the entry monument within Parcel 61.

Mr. Wrathell reviewed the Assessment Comparison Projected Fiscal Year 2026 Assessments for On-Roll and Off-Roll Assessments and Landowner Contributions, which will only be used, if needed.

On MOTION by Mr. O’Reilly and seconded by Mr. Murphy, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. O’Reilly and seconded by Mr. Murphy, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2025-08.

On MOTION by Mr. Egan and seconded by Mr. O’Reilly, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) 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

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuance to Florida Law

- A. Proof/Affidavits of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

Mr. O'Reilly asked Ms. Maldonado if she received the Mailed Notice and was comfortable with the assessment amount on the platted lots. Ms. Maldonado replied affirmatively.

C. Consideration of Resolution 2025-09, Providing for Funding for the FY 2026 Adopted Budget(s); 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

On MOTION by Mr. O'Reilly and seconded by Mr. Williams, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. O'Reilly and seconded by Mr. Murphy, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2025-09 and read the title.

On MOTION by Mr. O'Reilly and seconded by Mr. Murphy, with all in favor, Resolution 2025-09, Providing for Funding for the FY 2026 Adopted Budget(s); 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 Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Wrathell presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

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

On MOTION by Mr. O'Reilly and seconded by Mr. Murphy, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and

Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

SIXTH ORDER OF BUSINESS

Consideration of Amberly Property Owners Association, Inc., CDD-HOA Maintenance Agreement

Mr. Wrathell presented the Amberly Property Owners Association, Inc., CDD-HOA Maintenance Agreement by which the HOA will budget, maintain and operate assets within the boundaries of the Parcel 61 subdivision. He requested approval in substantial form. Ms. Buchanan, Ms. Maldonado and the District Engineer will work on preparing a map to mark the tracts in Parcel 61.

On MOTION by Mr. O’Reilly and seconded by Mr. Murphy, with all in favor, Amberly Property Owners Association, Inc., CDD-HOA Maintenance Agreement, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS

Ratification Items

Mr. Wrathell stated that the Board was provided with an executed copy of the United Land Services Agreement for landscape and irrigation installation, in the amount of \$42,485.71, which is an addition to the following agenda items:

- A. United Land Services Parcel 61 (Change Order #1) 147461.1 [Landscape & Irrigation]**
- B. United Land Services Proposal #147461.2 [Parcel 61/Amberly – CO#2 Sod Installation Across Lift Station, Install Timbers, Add Vos, Bury Irrigation]**
- C. Requisitions**
 - I. #56: Clay County Utility Authority [\$12,947.25]**
 - II. #57: Jax Utilities Management, Inc. [\$558,775.91]**
 - III. #58: Kutak Rock [\$584]**
 - IV. #59: England-Thims & Miller (ETM) [\$7,407.50]**
 - V. #60: Jax Utilities Management, Inc. [\$247,489.80]**
 - VI. #61: Jax Utilities Management, Inc. [\$267,466.75]**
 - VII. #62: United Land Services [\$201,171.45]**
 - VIII. #63: England-Thims & Miller (ETM) [\$19,451.25]**
 - IX. #64: England-Thims & Miller (ETM) [\$280.50]**

- X. #65: United Land Services [\$63,170.93]
- XI. #66: Clary & Associates, Inc. [\$1,250.00]
- XII. #67: Onsight Industries, LLC [\$3,951.10]
- XIII. #68: Jax Utilities Management, Inc. [\$44,962.17]
- XIV. #69: England-Thims & Miller (ETM) [\$6,147.50]

On MOTION by Mr. O’Reilly and seconded by Mr. Murphy, with all in favor, Ratification Items 7A, 7B, and 7CI through 7CXIV, as listed, and the United Land Services Agreement in the amount of \$42,485.71, were ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

Mr. Wrathell stated a Resolution will be presented at a future meeting to capture the CDD transferring the mobility fee credits it received from the County to the Landowner and for paying off the note, in addition to receiving a cash contribution of \$2 million from the County to pay off the note. If there is a deficit, it will be paid by the Landowner.

On MOTION by Mr. Murphy and seconded by Mr. O’Reilly, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of May 20, 2025 Regular Minutes

The following change was made:

Line 19: Delete (via telephone)

On MOTION by Mr. O’Reilly and seconded by Mr. Murphy, with all in favor, the May 20, 2025 Regular Meeting Minutes, as amended, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

- **Consideration of Agreements/Contracts Associated with the Cathedral Oak Parkway Widening Project**

This item was an addition to the agenda.

Ms. Buchanan stated that, between CDD meetings, Cathedral Oak, LLC made a decision to enter into Agreements based on the contractor offering to remain on site and provide some cost savings to work on the road widening project on the east side of Cathedral Oak Parkway.

The Agreements today form a system by which the CDD replaces Cathedral Oak, LLC as the owner of the contract, provides the ability to receive mobility credits for the work, funds the contract via a Funding Agreement between the CDD and the Landowner, and then allows the CDD to repay the Landowner once the mobility fee credits are issued at the completion of the work.

Ms. Buchanan presented the Agreements and requested approving all in substantial form to ensure all the details are correct and provide the County and the Landowner the opportunity to review and provide comments. She presented the Partial Assignment of And Amendment to the Mobility Fee Credit Agreement with Clay County to the CDD.

She noted the following:

- The assignment package consists of the Construction Contract, which ensures the CDD will complete the project and convey the improvements to the County; an Affidavit identifying that certain parameters have been satisfied by the landowner; and an acknowledgement from the contractors.
- The Construction Funding Agreement provided the Landowner to loan the CDD the money necessary to complete the project. She will research and make sure the Engineering and CEI costs are correct to ensure there are no excess funds.

On MOTION by Mr. O'Reilly and seconded by Mr. Williams, with all in favor, the Partial Assignment of And Amendment to the Mobility Fee Credit Agreement with Clay County to the CDD; the Assignment Package that includes conveyance of the Construction Contract of the Cathedral Parkway East Widening Project to the CDD and Affidavit; and the Construction Funding Agreement between the Landowner and the CDD, all in substantial form, were approved.

B. District Engineer: England-Thims & Miller, Inc.

Mr. Welch stated that Cathedral Oak Parkway was officially opened to the public last weekend. The first phase within Parcel 61, Amberly, was accepted and the second phase shortly thereafter.

Mr. Wrathell stated that Mr. Kantarzhi will follow up with Mr. Welch to complete the District Engineer's section of the 2025 Goals and Objectives Reporting.

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

- **NEXT MEETING DATE: October 21, 2025 at 2:00 PM**
 - **QUORUM CHECK**

Mr. Wrathell asked Ms. Buchanan to add language in the Resolution commemorating the assignment of the mobility fee credits for Cathedral Parkway and to reflect the \$2 million received from the County and that there was not only a taxable note that was paid off and the taxes of the notes that were paid off. Ms. Buchanan was asked to see if Bond Counsel wants to review the Resolution before it is presented to the Board.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Member comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

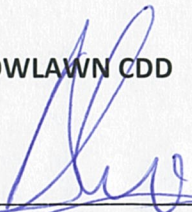
No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

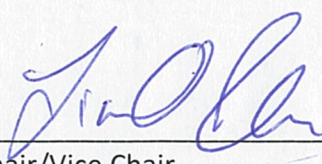
Adjournment

On MOTION by Mr. Murphy and seconded by Mr. O'Reilly, with all in favor, the meeting adjourned at 2:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair