

MINUTES OF THE BOARD OF SUPERVISORS

ISLE OF PALMS SPECIAL DISTRICT

March 12, 2025

Board President Josh Reichert opened the meeting; calling it to order at approximately 1832 hours with a Roll Call of all Board members present at the Pablo Creek Regional Library. Other Board members/officers present were Vice President Paul Raudenbush, Secretary Brad Radloff, and Member David Touring. A quorum was established with all four of the currently existing Board members physically present at the meeting (a replacement for Ken Wright's former seat had not been appointed yet). Board Attorney Wayne Flowers of Wayne E. Flowers, PLLC (WEF) was also physically present at the meeting. Only one homeowner (former Board President Ken Wright) from the District attended the meeting, which was held in a Community Meeting Room of the Pablo Creek Regional Library at 13295 Beach Boulevard, Jacksonville, FL 32246.

Agenda-Specific Public Comments [Agenda Item 1]-

As a result of a Florida Statute, *public comments of Agenda items only* (no general items) are to be taken prior to addressing the Meeting Agenda. There were no public comments on any of the Agenda items from homeowners - only (1) homeowner present.

OTHER AGENDA ITEMS

2. Vote on approval of the Meeting Minutes from the monthly Board meeting of January 8, 2025.

MOTION: To approve the minutes of the Board meeting held on January 8, 2025, by JReichert.

The motion was seconded by PRaudenbush and PASSED unanimously by the Board members present.

3. Board Member Updates. JReichert brought up the appointment of a candidate for Ken Wright's former Seat #5 as an interested candidate has attended this meeting for consideration by the Board. The name of the candidate is Albert Lechner (albertlechner@comcast.net), a lawyer. Board members introduced themselves, asked Mr. Lechner questions, took questions from him, and described potential responsibilities and time requirements. After some discussion and Q&A, the Board appeared to agree that Mr. Lechner was a fit for the seat. As such, WFlowers indicated that he would

prepare a Resolution (No. 25-02), for signatures by the Board Chair and Secretary, to memorialize the appointment.

MOTION: To approve appointment of Albert Lechner as a replacement to Ken Wright's Seat #5 on the Board, by PRaudenbush.

The motion was seconded by JReichert and PASSED unanimously by the Board members present.

4. Treasurer's Report.

(a) Funds: PRaudenbush provided a banking update for the Treasurer's Report at the meeting, indicating the District's bank balances, as March 8, 2025, with total funds between both the District's regular banking accounts and its investment account [Florida Prime Investment, for purposes of obtaining a better interest rate (4.8%) on reserve funds] of \$1,474,744.38. The amount in the FL Prime Investment account was reported as \$760,376.98 and \$714.367.40 in the Bank accounts.

(b) Bills to Pay: 1) \$192.50 to WFlowers for legal fees during the month of January, 2) \$310.80 to PRaudenbush for reimbursement of his payments to Web.com for quarterly website fees, and 3) \$277,773.25 for dredging loan maintenance. Reminder: JReichert needs to be named on the banking accounts for signatures/approvals/"key-thing".

MOTION: To authorize payments for the subject invoices/bills to Flowers, PRaudenbush, and Wells Fargo Loan, as described above, by PRaudenbush.

Motion was seconded by BRadloff and PASSED unanimously by the Board members present.

5. Finalize Budget for FYE 6/30/2026. JReichert had provided a proposed Budget for the District prior to the meeting for all Board members to review and suggest modifications, if any. After some discussion, modifications included: 1) the number of assessed properties need to be updated from 497 to 499, 2) interest income was adjusted from \$40,000 to \$30,000, 3) "Prior Years Reserve for Dredging" was adjusted from \$1,452,559 to \$1,196,467, 4) Dredging Expense Spoil Site was adjusted from \$25,000 to \$0, 5) Dredging Bond Payments Principal for adjusted from \$200,000 to \$235,000, and 6) Website Hosting was adjusted from \$2,500 to \$1,200. Once the modifications have been made to the proposed budget by JReichert and transmitted to WFlowers, WFlowers will then prepare a Resolution that will have the final Budget, as modified, attached to the Resolution.

MOTION: To approve Budget for FYE 2025/2026, adjusted to reflect the modifications listed in the paragraph above, by JReichert.

The motion was seconded by PRAudenbush and PASSED unanimously by the Board members present.

6. New Business. 1) WFlowers provided, as a reminder to the existing Board members and instruction to the newest Board member (Albert Lechner), a short lecture on the "Sunshine Law" that Board members are required to follow, whenever communicating with each other, 2) WFlowers reminded to the Board that the May meeting should include a discussion about whether the annual assessment will remain the same or be reduced and then a Public Hearing (advertised) will need to be held for the July meeting to vote on said matter, and 3) WFlowers also brought up again the subject of whether or not Board members need to obtain PDH's/CEU's (3 hours) for ethics training, confirming this time that the Board members (under this type of Special District) do not need to obtain such training, based upon his research of the matter.

General Public Comment -

There were no other comments from the public at the end of the meeting (comments/questions were taken during the meeting, if any).

Adjournment -

KWright adjourned the meeting at 1913 hrs.

Future Meeting Dates -

Meetings are held on the second Wednesday of the month (6:30 PM), at the "Pablo Creek Regional Library," 13295 Beach Blvd. Jacksonville 32246. **It is recommended to check the District's website (isleofpalmsjax.com) for any updates to the location of the upcoming meetings and whether any meeting may have been cancelled.**

Future meeting dates listed below:

May 14, 2025 July 9, 2025 September 10, 2025 November 12, 2025 December 10, 2025