

**MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Arbors Community Development District was held on October 24, 2022 at 1:30 P.M., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258.

Present at the meeting were:

Sarah Wicker	Chair
Christopher Williams	Assistant Secretary
Heather Allen	Assistant Secretary
James Teagle	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC (WHA)
Katie Buchanan	District Counsel
Kyle Magee	Kutak Rock, LLP
Beth Grossman	Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:34 p.m. He stated this is the first meeting of the Arbors CDD. Ms. Sarah Wicker, Mr. Chris Williams, Ms. Heather Allen and Mr. James Teagle, named in the Petition to Establish the District as Initial Board Supervisors, were present. Mr. Robert Porter, also named in the Petition to Establish the District as an Initial Board Supervisor, was not present.

SECOND ORDER OF BUSINESS

Public Comments

This item was presented following the Third Order of Business.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Initial Board of Supervisors *(the following will be provided in a separate package)*

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Wicker, Mr. Williams, Ms. Allen and Mr. Teagle. As all Supervisors except Ms. Allen are experienced, he reviewed interactions among Supervisors, emails, public records, avoiding conflicts of interest and explained the following to her before the meeting:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

The Oath of Office will be administered to Mr. Porter at a future meeting.

▪ **Public Comments**

This item, previously the Second Order of Business, was presented out of order.

No members of the public spoke.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-01. Ms. Wicker nominated the following slate:

Chair	Sarah Wicker
Vice Chair	Robert Porter
Secretary	Craig Wrathell
Assistant Secretary	Heather Allen
Assistant Secretary	James Teagle
Assistant Secretary	Chris Williams
Assistant Secretary	Ernesto Torres
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Teagle and seconded by Ms. Allen, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating a Date, Time, and Location for Landowners’ Meeting of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-02.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, Resolution 2023-02, Designating a Date, Time, and Location of December 6, 2022 at 1:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258 for a Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Matters:

- A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
 - **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2023-03 and the Fee Schedule and Management Agreement. WHA will charge a discounted Management Fee of \$2,000 per month until bonds are issued. Bond-related fees were discounted per the Agreement.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

- B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: *Kutak Rock LLP***

Mr. Wrathell presented Resolution 2023-04 and the Kutak Rock LLP Fee Agreement.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, Resolution 2023-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

- C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-05.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, Resolution 2023-05, Designating Katie S. Buchanan as Registered Agent and 107 West College Avenue, Tallahassee, Florida 32301 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

- D. Resolution 2023-06, Appointing an Interim District Engineer for the Arbors Community Development District, Authorizing Its Compensation and Providing an Effective Date**

- **Interim Engineering Services Agreement: *Dunn & Associates, Inc.***

Mr. Wrathell presented Resolution 2023-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, Resolution 2023-06, Appointing an Interim District Engineer for the Arbors Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted, and the Interim Engineering Services Agreement, in substantial form, was approved.

- E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Mr. Wrathell presented the RFQ for District Engineering Services and the Competitive Selection Criteria.

On MOTION by Mr. Teagle and seconded by Ms. Allen, with all in favor, the Request for Qualifications (RFQ) for District Engineering Services and Competitive Selection Criteria, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

Mr. Wrathell asked if the Board wished to receive the allowable \$200 per meeting compensation, with a maximum amount of \$4,800 per year, per Board Member.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, acceptance of Board Member compensation, was approved.

G. Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-07.

On MOTION by Mr. Teagle and seconded by Ms. Allen, with all in favor, Resolution 2023-07, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and Principal Headquarters of the District; Designating 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258 as the Location of the Local District Records Office; and Providing an Effective Date, was adopted.

H. Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-08.

On MOTION by Mr. Teagle and seconded by Ms. Allen, with all in favor, Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

- **Authorization to Obtain General Liability and Public Officers' Insurance**

On MOTION by Mr. Teagle and seconded by Ms. Allen, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

- I. Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2023-09.

On MOTION by Mr. Teagle and seconded by Ms. Allen, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Ms. Buchanan presented an amendment to the standard policy that essentially allows for transitory messages, such as emails, to be deleted rather than retained for purposes of this policy. Mr. Wrathell expressed support for the revision.

Mr. Wrathell presented Resolution 2023-10 and suggested approval in substantial form.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, in substantial form, was adopted.

- K. Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving**

the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-11. This Resolution grants the Chair and Vice Chair the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-12.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M22-1041 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, Strange Zone, Inc., Quotation #M22-1041 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Wrathell presented the ADA Site Compliance proposal.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.

P. Resolution 2023-13, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Wrathell presented Resolution 2023-13.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, Resolution 2023-13, To Designate Date, Time and Place of December 6, 2022 at 1:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-14.

The following will be inserted into the Fiscal Year 2023 Meeting Schedule:

DATES: First Tuesday of each month

TIME: 1:00 PM

On MOTION by Ms. Allen and seconded by Mr. Teagle, with all in favor, Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

- R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-15.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

- S. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Wrathell stated CDDs are required to prepare a 20-year Stormwater Management Needs Analysis Report to document its anticipated future stormwater system needs. As the CDD was created after the June 30, 2022 due date for the initial report and there is no interim reporting requirement, the Report will not be due for five years.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

- A. Resolution 2023-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-16.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, Resolution 2023-16, Designating Truist Bank as Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2023-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-17.

On MOTION by Mr. Teagle and seconded by Ms. Allen, with all in favor, Resolution 2023-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

A. Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-18. He reviewed the proposed Fiscal Year 2023 budget, which will be a full-year, Landowner-funded budget, with expenses funded as they are incurred.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for February 7, 2022 at 1:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2022/2023 Budget Funding Agreement

Mr. Wrathell presented the Fiscal Year 2022/2023 Budget Funding Agreement.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, the Fiscal Year 2022/2023 Budget Funding Agreement, in substantial form, was approved.

- C. **Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Mr. Wrathell presented Resolution 2023-19.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

- D. **Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-20.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. **Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2023-21.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. **Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-22.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. **Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-23.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- H. **Resolution 2023-24, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-24.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, Resolution 2023-24, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

I. Consideration of E-Verify Memo with MOU

Mr. Wrathell presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING RELATED MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/ Investment Banker: *FMSbonds, Inc.*

Mr. Wrathell presented the FMSbonds, Inc. Agreement.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, the FMSbonds, Inc., Agreement for Underwriting Services and G-17 Disclosure, was approved.

II. Bond Counsel: *Nabors Giblin & Nickerson, P.A.*

Mr. Wrathell presented the Nabors Giblin & Nickerson, P.A. Bond Counsel Agreement.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, the Nabors Giblin & Nickerson, P.A. Bond Counsel Agreement, was approved.

III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.*

Mr. Wrathell presented the U.S. Bank Trust Company, N.A. Trustee, Paying Agent and Registrar Engagement Letter.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, the U.S. Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2023-25, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-25 and read the title. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, Resolution 2023-25, Designating a Date, Time, and Location of December 6, 2022 at 1:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258 for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Engineer's Report

Ms. Buchanan presented the Engineer's Report dated July 15, 2022, which was unchanged since presented during the Establishment process, and noted the following:

- Exhibit 6 identifies which improvements the CDD is expected to own and maintain, namely stormwater management, landscaping, entranceway features and recreational improvements. Jacksonville Electric Authority (JEA) will own and the maintain water and wastewater systems, electric and street lighting. Roadways will be owned and maintained by the City of Jacksonville.
- Exhibit 7 will be used to begin the Assessment Methodology process. Two scenarios are contemplated, one being that bonds could be issued based on the current costs of \$24 million or be based on grossed up numbers including anticipated future additional expansion parcels.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report dated October 4, 2022. He discussed the Capital Improvement Plan (CIP), financing plan, capitalized interest period, bond assignments, Assessment Methodology, lienability tests, True-up mechanism and Appendix Tables. He noted the following:

- The Report will mirror the costs reflected in the Engineer's Report.
- The CDD boundaries currently consist of about 187.33 acres. An additional 222.75 acres is anticipated to be annexed to the CDD, bringing the total acreage to approximately 410.08.

The following change was made:

Page 2, Section 2.2 and throughout: Change "Forestar USA Real Estate Group, Inc." to "Forestar (USA) Real Estate Group Inc."

- 1,038 residential units are anticipated.
- The total cost of the CIP is estimated at \$44,506,000.
- Maximum par amount of bonds, including the cost of financing, capitalized interest and debt service reserve, will be \$61,215,000.

F. Resolution 2023-26, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary

Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Wrathell presented Resolution 2023-26 and read the title.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, Resolution 2023-26, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for December 6, 2022 at 1:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

G. Resolution 2023-27, Authorizing the Issuance of Not to Exceed \$61,215,000 Arbors Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date

Ms. Buchanan presented Resolution 2023-27, which accomplishes the following:

- Approves the form of the Master Trust Indenture.
- Authorizes issuance of not-to-exceed \$61,215,000 aggregate principal amount of bonds.
- Authorizes the Capital Improvement Plan as described in the Engineer’s Report.
- Appoints US Bank Trust Company, N.A. as the Trustee, Paying Agent and Registrar.
- Authorizes and directs District Counsel and Bond Counsel to file for bond validation.

On MOTION by Ms. Wicker and seconded by Ms. Allen, with all in favor, Resolution 2023-27, Authorizing the Issuance of Not to Exceed \$61,215,000 Arbors Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *KE Law Group, PLLC***

Ms. Buchanan requested assignment of the JB Coxwell and Florida Roads contracts to the CDD to ensure the improvements are transferred to the CDD prior to transferring them to the utilities to ensure they are eligible for reimbursement from the bond proceeds. At a future meeting, the Board will decide whether the Developer will fund the CDD to pay these contracts.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, assignment of the JB Coxwell contract, in the amount of \$1,703,298, and assignment of the Florida Roads contract, in the amount of \$12,261,605, as described by District Counsel, and authorizing the Chair to execute, was approved.

Ms. Buchanan discussed the bond validation process. A bond validation hearing can be set within four months and bond issuance is on target to occur in the first quarter of 2023.

B. District Engineer (Interim): *LevelUp Consulting, LLC*

There was no report.

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

There was no report.

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

Ms. Wicker expressed a preference for electronic agendas. It was noted that Mr. Porter prefers hardcopy agendas. Mr. Wrathell stated tablets will be implemented in the future.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, the meeting adjourned at 2:26 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair