

**MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Arbors Community Development District held Multiple Public Hearings and a Regular Meeting on December 6, 2022, immediately following the adjournment of the Landowners' Meeting scheduled to commence at 1:00 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
James Teagle	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Craig Wrathell	Wrathell, Hunt and Associates, LLC (WHA)
Katie Buchanan	District Counsel
Kyle Magee	Kutak Rock, LLP
Vince Dunn (via telephone)	Interim District Engineer
Beth Grossman	Forestar USA Real Estate Group, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:05 p.m. Supervisors Wicker, Williams and Teagle were present in person. Supervisors Porter and Allen were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors *(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 Ms. Wicker, Mr. Williams and Mr. Teagle. The following items were previously provided and explained:

- 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-28, 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 2023-28 and recapped the results of the Landowners’ Election, as follows:

Seat 1	Sarah Wicker	251 votes	4-Year Term
Seat 2	Bob Porter	251 votes	4-Year Term
Seat 3	James Teagle	250 votes	2-Year Term
Seat 4	Heather Allen	250 votes	2-Year Term
Seat 5	Chris Williams	250 votes	2-Year Term

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, Resolution 2023-28, 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 2023-29,
Designating Certain Officers of the District,
and Providing for an Effective Date**

Mr. Torres presented Resolution 2023-02. Ms. Wicker nominated the existing slate of officers, as follows:

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

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, Resolution 2023-29, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

The affidavit of publication was including for informational purposes.

B. Consideration of Resolution 2023-30, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Arbors Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres stated the 197 Public Hearing facilitates utilization of the Tax Collector and Property Appraiser to collect the non-ad valorem assessments.

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

No members of the public spoke.

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

Mr. Torres presented Resolution 2023-30 and read the title.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, Resolution 2023-30, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Arbors Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

These items were addressed below.

- A. Affidavit/Proof of Publication
- B. Mailed Notice to Property Owner(s)
- C. Engineer's Report (*for informational purposes*)
- D. Master Special Assessment Methodology Report (*for informational purposes*)

These items were included for informational purposes.

The following questions were asked and answered regarding the Engineer's Report:

Ms. Buchanan: Are there any updates to the Engineer's Report or is this the same version that was previously reviewed and approved?

Mr. Dunn: No, the Report in the package dated July 15th is the latest; no changes have been made.

Ms. Buchanan: In your professional opinion, are the estimated costs of the project, to be financed by the District reasonable and proper?

Mr. Dunn: Yes, they are.

Ms. Buchanan: Is there any reason that the project cannot be carried out to your knowledge or belief?

Mr. Dunn: No, the project is well under way and there are no obstacles that would prevent completion.

Ms. Buchanan posed the following questions to Mr. Wrathell:

Ms. Buchanan: In your professional opinion, do the lands subject to the Master Assessment Methodology receive special benefit from the improvement plan?

Mr. Wrathell: Yes.

Ms. Buchanan: In your opinion, are the assessments, as provided, reasonably-apportioned?

Mr. Wrathell: Yes.

Ms. Buchanan: Do you believe that it is reasonable, proper and just to assess the cost of the improvement plan against the lands within the District, according to the Methodology?

Mr. Wrathell: Yes.

Ms. Buchanan: Is it your opinion that the special benefits as set forth within the assessment roll will be equal to or in excess of the Master Special Assessments allocated on the land?

Mr. Wrathell: Yes.

Ms. Buchanan asked if the Board wished to make any modifications to the Methodology. The Board replied no.

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

No members of the public spoke.

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

There were no affected property owners present.

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

The Board did not wish to make any adjustments to the assessments as proposed in the Master Assessment Methodology.

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

- E. Consideration of Resolution 2023-31, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to

Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

Mr. Torres presented Resolution 2023-31.

On MOTION by Mr. Williams and seconded by Ms. Wicker, with all in favor, Resolution 2023-31, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2023-32, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Ms. Buchanan stated the Rules of Procedures are standard Rules suggested to all of its CDDs. These Rules have not been modified since last presented to the Board.

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

No members of the public spoke.

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

Mr. Torres presented Resolution 2023-32.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, Resolution 2023-32, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2022

Mr. Torres presented the Unaudited Financial Statements as of October 31, 2022.

On MOTION by Mr. Williams and seconded by Mr. Teagle, with all in favor, the Unaudited Financial Statements as of October 31, 2022, were accepted.

TENTH ORDER OF BUSINESS

Approval of October 24, 2022 Organizational Meeting Minutes

Mr. Torres presented the October 24, 2022 Organizational Meeting Minutes.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, the October 24, 2022 Organizational Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

Ms. Buchanan reported the following:

- The bond validation hearing is scheduled for January 12, 2023.
- The bonds would be issued 30 days later, in mid-February.
- The Underwriter asked for the scheduling of a mid to late January meeting to allow for adoption of the final resolutions relating to the bonds.

Discussion ensued regarding potential meeting dates. The Board and Staff agreed to scheduling the meeting on January 25, 2023.

B. District Engineer (Interim): *Dunn & Associates, Inc.*

There was no report.

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

- **NEXT MEETING DATE: January 3, 2023 at 1:00 P.M.**
 - QUORUM CHECK

The January 3, 2023 meeting was cancelled and the next meeting would be held on January 25, 2023 at 2:30 p.m.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, the meeting adjourned at 1:27 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair