

ARBORS

**COMMUNITY DEVELOPMENT
DISTRICT**

February 7, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARING &
REGULAR MEETING
AGENDA**

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Arbors Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

January 31, 2023

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
 Arbors Community Development District

Dear Board Members:

The Board of Supervisors of the Arbors Community Development District will hold a Public Hearing and Regular Meeting on February 7, 2023 at 1:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258. The agenda is as follows:


1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2023-34, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Acceptance of Unaudited Financial Statements as of December 31, 2022
5. Approval of January 19, 2023 Regular Meeting Minutes
6. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Dunn & Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 7, 2023 at 1:00 PM
 - QUORUM CHECK

SEAT 1	SARAH WICKER	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	BOB PORTER	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	JAMES TEAGLE	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	HEATHER ALLEN	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	CHRIS WILLIAMS	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

7. Board Members' Comments/Requests
8. Public Comments
9. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

3A

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Angela Campbell, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing, etc., and Notice of Regular Meeting

in the matter of Arbors Community Development District

in the Court, was published in said newspaper by print in the issues of 1/12/23.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Angela Campbell

Sworn to and subscribed before me this 12th day of January, 2023 by Angela Campbell who is personally known to me.

RHONDA L. FISHER
Notary Public, State of Florida
My Comm. Expires 09/16/2024
Commission No. HH43568



Seal

Notary Public, State of Florida

**ARBORS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEAR-
ING TO CONSIDER THE
ADOPTION OF THE FISCAL
YEAR 2022/2023 BUDGET;
AND NOTICE OF REGULAR
BOARD OF SUPERVISORS'
MEETING.**

The Board of Supervisors ("Board") of the Arbors Community Development District ("District") will hold a public hearing on February 7, 2023 at 1:00 p.m., at 14785 Old St. Augustine Road, Suite 300, Jacksonville, Florida 32258 33850 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year ending beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the public hearing or meeting.

Any person requiring special accommodations at this meeting and/or public hearing or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Jan. 12/19 00 (23-00177D)

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing, etc., and Notice of Regular Meeting

in the matter of Arbors Community Development District

in the Court, was published in said newspaper by print in the issues of 1/12/23, 1/19/23.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 19th day of January, 2023 by Nichol Stringer who is personally known to me.

RHONDA L. FISHER
Notary Public, State of Florida
My Comm. Expires 09/16/2024
Commission No. HH43568



Seal

Notary Public, State of Florida

**ARBORS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEAR-
ING TO CONSIDER THE
ADOPTION OF THE FISCAL
YEAR 2022/2023 BUDGET;
AND NOTICE OF REGULAR
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District Manager

Jan. 12/19 00 (23-00177D)

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2023-34

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARBORS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the Arbors Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARBORS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Arbors Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$83,432 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$83,432
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SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF FEBRUARY, 2023.

ATTEST:

**ARBORS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2022/2023 Budget

Exhibit A: FY 2022/2023 Budget

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
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General Fund Budget	1
Definitions of General Fund Expenditures	2

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Adopted Budget FY 2023
REVENUES	
Landowner contribution	\$ 83,432
Total revenues	83,432
EXPENDITURES	
Professional & administrative	
Management/accounting/recording**	40,000
Legal	25,000
Engineering	2,000
Audit	-
Arbitrage rebate calculation*	-
Dissemination agent*	667
Trustee*	-
Telephone	200
Postage	250
Printing & binding	500
Legal advertising	6,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	750
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	83,432
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending	\$ -

* These items will be realized when bonds are issued

** WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES	<u>FY 2023</u>
Professional & administrative	
Management/accounting/recording**	\$ 40,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	-
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	-
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	667
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Telephone	200
Telephone and fax machine.	
Postage	250
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u><u>\$ 83,432</u></u>

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2022**

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022**

	General Fund	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS			
Undeposited funds	\$ 22,129	\$ -	\$ 22,129
Due from general fund	-	2,468	2,468
Total assets	<u>\$ 22,129</u>	<u>\$ 2,468</u>	<u>\$ 24,597</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 12,154	\$ 2,468	\$ 14,622
Due to Landowner	-	2,468	2,468
Due to capital projects fund	2,468	-	2,468
Accrued wages payable	1,400	-	1,400
Accrued taxes payable	107	-	107
Landowner advance	6,000	-	6,000
Total liabilities	<u>22,129</u>	<u>4,936</u>	<u>27,065</u>
Fund balances:			
Restricted			
Capital projects	-	(2,468)	(2,468)
Unassigned	-	-	-
Total fund balances	<u>-</u>	<u>(2,468)</u>	<u>(2,468)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 22,129</u>	<u>\$ 2,468</u>	<u>\$ 24,597</u>

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$13,661	\$ 13,661	\$83,432	16%
Total revenues	<u>13,661</u>	<u>13,661</u>	<u>83,432</u>	16%
EXPENDITURES				
Professional & administrative				
Supervisors	646	1,507	-	N/A
Management/accounting/recording**	2,000	6,000	40,000	15%
Legal	5,979	5,979	25,000	24%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	667	0%
Telephone	16	50	200	25%
Postage	-	-	250	0%
Printing & binding	42	125	500	25%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	750	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>8,683</u>	<u>13,661</u>	<u>83,432</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	4,978	-	-	
Fund balances - beginning	<u>(4,978)</u>	<u>-</u>	<u>-</u>	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Construction Costs	2,468	2,468
Total expenditures	<u>2,468</u>	<u>2,468</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,468)	(2,468)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	-
Total other financing sources/(uses)	<u>-</u>	<u>-</u>
Net change in fund balances	(2,468)	(2,468)
Fund balances - beginning	-	-
Fund balances - ending	<u>\$ (2,468)</u>	<u>\$ (2,468)</u>

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Arbors Community Development District held a Regular Meeting on January 19, 2023 at 2:30 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258.

Present at the meeting were:

Sarah Wicker	Chair
Robert Porter	Vice Chair
Christopher Williams	Assistant Secretary
James Teagle	Assistant Secretary
Heather Allen	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Craig Wrathell	Wrathell, Hunt and Associates, LLC (WHA)
Tucker Mackie	District Counsel
Kyle McGee (via telephone)	Kutak Rock LLP
Cynthia Wilhelm	Bond Counsel
Vince Dunn (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:36 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors, Bob Porter [Seat 2] and Heather Allen [Seat 4] (*the following will be provided in a separate package*)

39 Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath
40 of Office to Mr. Bob Porter and Ms. Heather Allen. The following items were provided and
41 briefly explained:

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

50

51 **FOURTH ORDER OF BUSINESS**

**Consideration of Response(s) to Request
for Qualifications (RFQ) for Engineering
Services**

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53

54

55 **A. Affidavit of Publication**

56 **B. RFQ Package**

57 **C. Respondent(s): Dunn & Associates, Inc.**

58 These items were included for informational purposes.

59 **D. Competitive Selection Criteria/Ranking**

60 Ms. Mackie stated, given that there was only one respondent to the RFQ, the Board can
61 suggest a point allocation.

62 Dunn & Associates, Inc., received 95 out of 100 points from each Board Member.

63 **E. Award of Contract**

64 The consensus was to award the contract to Dunn & Associates, Inc.

65

66 **On MOTION by Mr. Porter and seconded by Mr. Teagle, with all in favor,**
67 **awarding the District Engineering contract to Dunn & Associates, Inc., the sole**
68 **respondent to the RFQ for Engineering Services, was approved.**

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71 **FIFTH ORDER OF BUSINESS**

Presentation of Engineer’s Report (for informational purposes)

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Mr. Dunn presented the Engineer’s Report for Capital Improvements for Infrastructure, dated July 15, 2022.

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77 **SIXTH ORDER OF BUSINESS**

Presentation of Preliminary Supplemental Special Assessment Methodology Report

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Mr. Wrathell presented the Preliminary Supplemental Special Assessment Methodology Report dated January 19, 2023 and reviewed the Appendix Tables on Pages 11 through 13.

82 Discussion ensued regarding the annual debt assessment amount and the coupon rate.

83 Ms. Mackie suggested approving the Methodology in substantial form for purposes of including the two documents in the bond offering statement.

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85

On MOTION by Mr. Porter and seconded by Ms. Wicker, with all in favor, the Preliminary Supplemental Special Assessment Methodology Report, in substantial form, was approved.

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91 **SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2023-33, Delegating to the Chairman of the Board of Supervisors of Arbors Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Arbors Community Development District Capital Improvement Revenue Bonds, Series 2023, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2023 Bonds") in Order to Finance the Series 2023 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2023 Bonds; Approving a Negotiated Sale of the Series 2023 Bonds to the

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110 Underwriter; Approving the Forms of the
111 Master Trust Indenture and First
112 Supplemental Trust Indenture and
113 Authorizing the Execution and Delivery
114 Thereof by Certain Officers of the District;
115 Appointing a Trustee, Paying Agent and
116 Bond Registrar for the Series 2023 Bonds;
117 Approving the Form of the Series 2023
118 Bonds; Approving the Form of and
119 Authorizing the Use of the Preliminary
120 Limited Offering Memorandum and
121 Limited Offering Memorandum Relating to
122 the Series 2023 Bonds; Approving the Form
123 of the Continuing Disclosure Agreement
124 Relating to the Series 2023 Bonds;
125 Authorizing Certain Officers of the District
126 to Take All Actions Required and to
127 Execute and Deliver All Documents,
128 Instruments and Certificates Necessary In
129 Connection With the Issuance, Sale and
130 Delivery of the Series 2023 Bonds;
131 Authorizing the Vice Chairman and
132 Assistant Secretaries to Act in the Stead of
133 the Chairman or the Secretary, as the Case
134 May Be; Specifying the Application of the
135 Proceeds of the Series 2023 Bonds;
136 Authorizing Certain Officers of the District
137 to Take All Actions and Enter Into All
138 Agreements Required in Connection With
139 the Acquisition and Construction of the
140 Series 2023 Project; and Providing an
141 Effective Date

142
143 Ms. Wilhelm stated Resolution 2023-33 is known as the delegated award Resolution and
144 accomplishes the following:

145 ➤ Authorizes the Chair to enter into a Bond Purchase Contract (BPC), so long as the
146 purchase contract is within the parameters that the Board will approve, which are attached in
147 Schedule I of the Resolution.

148 ➤ Approves the forms of certain documents needed to market, price and sell the bonds,
149 including the BPC, Master Trust Indenture, First Supplemental Trust Indenture, Preliminary
150 Limited Offering Memorandum (PLOM) and the Continuing Disclosure Agreement (CDA).

151 Ms. Wilhelm reviewed the Schedule I Parameters.

152

153 **On MOTION by Mr. Porter and seconded by Mr. Teagle, with all in favor,**
154 **Resolution 2023-33, Delegating to the Chairman of the Board of Supervisors of**
155 **Arbors Community Development District (the "District") the Authority to**
156 **Approve the Sale, Issuance and Terms of Sale of Arbors Community**
157 **Development District Capital Improvement Revenue Bonds, Series 2023, as a**
158 **Single Series of Bonds Under the Master Trust Indenture (the "Series 2023**
159 **Bonds") in Order to Finance the Series 2023 Project; Establishing the**
160 **Parameters for the Principal Amounts, Interest Rates, Maturity Dates,**
161 **Redemption Provisions and Other Details Thereof; Approving the Form of and**
162 **Authorizing the Chairman to Accept the Bond Purchase Contract for the Series**
163 **2023 Bonds; Approving a Negotiated Sale of the Series 2023 Bonds to the**
164 **Underwriter; Approving the Forms of the Master Trust Indenture and First**
165 **Supplemental Trust Indenture and Authorizing the Execution and Delivery**
166 **Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent**
167 **and Bond Registrar for the Series 2023 Bonds; Approving the Form of the Series**
168 **2023 Bonds; Approving the Form of and Authorizing the Use of the Preliminary**
169 **Limited Offering Memorandum and Limited Offering Memorandum Relating to**
170 **the Series 2023 Bonds; Approving the Form of the Continuing Disclosure**
171 **Agreement Relating to the Series 2023 Bonds; Authorizing Certain Officers of**
172 **the District to Take All Actions Required and to Execute and Deliver All**
173 **Documents, Instruments and Certificates Necessary In Connection With the**
174 **Issuance, Sale and Delivery of the Series 2023 Bonds; Authorizing the Vice**
175 **Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the**
176 **Secretary, as the Case May Be; Specifying the Application of the Proceeds of**
177 **the Series 2023 Bonds; Authorizing Certain Officers of the District to Take All**
178 **Actions and Enter Into All Agreements Required in Connection With the**
179 **Acquisition and Construction of the Series 2023 Project; and Providing an**
180 **Effective Date, was adopted.**

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183 **EIGHTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of November 30, 2022

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186 Mr. Torres presented the Unaudited Financial Statements as of November 30, 2022.

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On MOTION by Mr. Porter and seconded by Ms. Wicker, with all in favor, the Unaudited Financial Statements as of November 30, 2022, were accepted.

NINTH ORDER OF BUSINESS

Approval of Minutes

Mr. Torres presented the following:

- A. December 6, 2022 Landowners’ Meeting**
- B. December 6, 2022 Public Hearings and Regular Meeting**

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, the December 6, 2022 Landowners’ Meeting and December 6, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *Kutak Rock LLP***

There was no report.

- B. District Engineer: *Dunn & Associates, Inc.***

There was no report.

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

- **NEXT MEETING DATE: February 7, 2023 at 1:00 PM [Fiscal Year 2022/2023 Budget Public Hearing]**
 - **QUORUM CHECK**

The next meeting will be held on February 7, 2023.

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

223 THIRTEENTH ORDER OF BUSINESS

Adjournment

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On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, the meeting adjourned at 2:52 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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238 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

ARBORS COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
December 6, 2022	Public Hearings and Regular Meeting	1:00 PM
January 3, 2023 <i>rescheduled to January 19, 2023</i>	Regular Meeting	1:00 PM
January 19, 2023	Regular Meeting	2:30 PM
February 7, 2023	Budget Public Hearing and Regular Meeting	1:00 PM
March 7, 2023	Regular Meeting	1:00 PM
April 4, 2023	Regular Meeting	1:00 PM
May 2, 2023	Regular Meeting	1:00 PM
June 6, 2023	Regular Meeting	1:00 PM
July 4, 2023	Regular Meeting	1:00 PM
August 1, 2023	Regular Meeting	1:00 PM
September 5, 2023	Regular Meeting	1:00 PM