

**MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Arbors Community Development District held a Regular Meeting on May 2, 2023 at 1:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258.

Present at the meeting were:

Sarah Wicker	Chair
Heather Allen	Assistant Secretary
Christopher Williams	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Katie Buchanan (via telephone)	District Counsel
Kyle McGee (via telephone)	Kutak Rock LLP
Vince Dunn (via telephone)	District Engineer
Mikel Denton	Development Manager
Beth Grossman	Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:06 p.m. Supervisors Wicker, Allen and Williams were present. Supervisors Porter and Teagle were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-36, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Torres presented Resolution 2023-36. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal

Year 2023 budget, and explained the reasons for any changes. The proposed Fiscal Year 2024 anticipates both on and off-roll assessments.

➤ **Consideration of Landscape Contractor**

This item, previously the Fifth Order of Business, was discussed out of order.

Mr. Torres stated the Landscape contractor proposals were omitted from the agenda.

Discussion ensued about the \$65,000 BrightView proposal and additional areas that might be added in Fiscal Year 2024. The consensus was that the budgeted amount is sufficient.

Mr. Torres stated proposals were received from SOLitude, Lake Doctors and BrightView.

Discussion ensued regarding the ponds that will be maintained.

The following change was made to the proposed Fiscal Year 2024 budget:

Page 1, "Aquatic maintenance****" line item: Increase to \$16,000

On MOTION by Ms. Allen and seconded by Ms. Wicker, with all in favor, Resolution 2023-36, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on July 11, 2023 at 1:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Landscape Contractor

This item was discussed during the Fourth Order of Business. District Counsel will prepare the Agreement. The Agreement term will be through September 30, 2024 to align with the CDD's fiscal year.

On MOTION by Ms. Wicker and seconded by Ms. Allen, with all in favor, the BrightView proposal, in the amount of \$65,000, authorizing District Counsel to prepare the Agreement and for the Chair to execute, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Pond Maintenance Contractor

This item was deferred.

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

**Approval of April 4, 2023 Regular Meeting
Minutes**

On MOTION by Ms. Allen and seconded by Ms. Wicker, with all in favor, the April 4, 2023 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Dunn & Associates, Inc.

Mr. Dunn stated that three requisitions were processed thus far. Another contractor invoice is pending and it might be the final requisition to exhaust the construction funds.

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

- **__ Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 6, 2023 at 1:00 PM**
 - **QUORUM CHECK**

The June 6, 2023 meeting will be cancelled. The next meeting will be July 11, 2023.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Wicker and seconded by Mr. Williams, with all in favor, the meeting adjourned at 1:25 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair