

**MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Arbors Community Development District held a Regular Meeting on February 6, 2024 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
James Teagle	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Katie Buchanan (via telephone)	District Counsel
Vince Dunn (via telephone)	District Engineer
Mikel Denton	Supervisor-Appointee
Rodney Hicks	Brightview
Robin Brown	Member of the public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:00 p.m. Supervisors Wicker, Teagle, Allen and Williams were present. Supervisor Porter was not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Rodney Hicks, a new Branch Manager at BrightView, introduced himself and asked if there are any landscaping issues to be addressed before the contract renewal in April 2024.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Robert Porter
[Seat 2]**

Mr. Torres presented Mr. Robert Porter's resignation letter.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, the resignation of Robert Porter from Seat 2, was accepted.
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FOURTH ORDER OF BUSINESS**Consideration of Appointment to Fill
Unexpired Term of Seat 2; Term Expires
November 2026**

Ms. Wicker nominated Mikel Denton to fill Seat 2. No other nominations were made.

On MOTION by Ms. Wicker and seconded by Ms. Allen, with all in favor, the appointment of Mr. Mikel Denton to Seat 2, was approved.

- **Administration of Oath of Office to Appointed Supervisor**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Mikel Denton. He provided and briefly described the contents of the new Supervisor's packet.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-02,
Appointing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Torres presented Resolution 2024-02. Ms. Wicker nominated the following slate:

Chair	Sarah Wicker
Vice Chair	Chris Williams
Assistant Secretary	Heather Allen
Assistant Secretary	James Teagle
Assistant Secretary	Mikel Denton

No other nominations were made. This Resolution removes Mr. Porter from the Board. Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer and Assistant Secretary Ernesto Torres remain unaffected by this Resolution.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, Resolution 2024-02, Appointing and Removing Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of First Coast Contract
Maintenance Service, LLC Proposals**

- A. **Field Operations Services**
- B. **Amenity Management**

Ms. Wicker stated the vendor provided two quotes; one is for on-site property management and, once the amenity comes online, the scope takes over the rest of it.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, the First Coast Contract Maintenance Service, LLC proposals, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement

Mr. Torres presented the Disclosure Technology Services, LLC EMMA® Filing Assistance Software Service License Agreement. Ms. Wicker explained that the software will keep the CDD in compliance with the reporting it must carry out for the bondholders. A portion of it is answered by Forestar and the other portion is answered by the builder, which, in this case, is DR Horton. The annual license fee is \$1,000.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Designating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date

Mr. Torres presented Resolution 2024-03.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, Resolution 2024-03, Designating a Date, Time, and Location of November 5, 2024 at 1:00 p.m., at the Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32219, for the Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Discussion: Meeting Location for May-September 2024 Meetings

Mr. Torres stated this is to clarify the Board's approach for the next meeting space. The location of the budget public hearing meeting and adoption will be at the Amenity Center.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Directing the Chairman and District Staff to File a Petition with the City of Jacksonville, Florida, Requesting the Passage of an Ordinance, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date

Ms. Buchanan presented Resolution 2024-04. Additional lands will be added to the CDD's boundaries; these are parts of the original re-contemplated CDD. The CDD did the expansion process per the Statute and the legal description, provided by the Engineer, and is included for submittal to the City for review.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, Resolution 2024-04, Directing the Chairman and District Staff to File a Petition with the City of Jacksonville, Florida, Requesting the Passage of an Ordinance, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was adopted.

A. Consideration of Boundary Amendment Funding Agreement

Ms. Buchanan presented the Boundary Amendment Funding Agreement between the CDD and Forestar (USA) Real Estate Group Inc. The cost for the Boundary Amendment will be paid by the Landowner.

On MOTION by Ms. Wicker and seconded by Mr. Williams, with all in favor, the Boundary Amendment Funding Agreement between the CDD and Forestar (USA) Real Estate Group Inc., was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2023

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

TWELFTH ORDER OF BUSINESS**Approval of January 2, 2024 Regular Meeting Minutes**

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, the January 2, 2024 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

- **Required Ethics Training**

Ms. Buchanan presented the Kutak Rock Ethics Training Requirement Memorandum and discussed free online training options and filing Form 1.

B. District Engineer: Dunn & Associates, Inc.

There was no report.

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

- **NEXT MEETING DATE: March 5, 2024 at 1:00 PM**
 - **QUORUM CHECK**

All Supervisors, except Ms. Wicker, confirmed their attendance at the March 5, 2024 meeting.

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

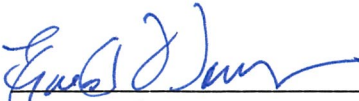
There were no Board Members' comments or requests.

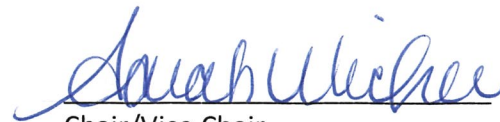
FIFTEENTH ORDER OF BUSINESS**Public Comments**

Ms. Wicker asked if the financials can be emailed to the Board monthly. Mr. Torres will have the Accounting Department provide monthly financials to the Board and Forestar staff.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, the meeting adjourned at 1:22 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair