

**MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Arbors Community Development District held a Regular Meeting on April 2, 2024 at 1:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258.

Present at the meeting:

Heather Allen	Assistant Secretary
James Teagle	Assistant Secretary
Mikel Denton	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Katie Buchanan (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:00 p.m. Supervisors Denton, Allen and Teagle were present. Supervisors Wicker and Williams were absent.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 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 stated that the title of this agenda item is incorrect. "Discussion: Proposed Fiscal Year 2025 Budget" is the correct title for today.

Discussion ensued regarding incorporating new budget lines items into the proposed Fiscal Year 2025 budget, such as a \$1,000 line item for software related to bond issuance/reporting, Under Professional & administrative; adding and/or updating line items related to Field Operations & Amenity Management, increasing lawn maintenance line item based on proposal, potentially adding expenses related to the Phase 2 ponds and potential Amenity Center line items.

Mr. Torres and Mr. Denton will coordinate.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2023/2024 and Providing for an Effective Date

On MOTION by Ms. Allen and seconded by Mr. Teagle, with all in favor, Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

On MOTION by Ms. Allen and seconded by Mr. Teagle, with all in favor, Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion: Amenity Policy

Ms. Buchanan was directed to use the Cross Creek policy without the RV lot to prepare the Amenity Policy for the CDD and present it at the next meeting. Mr. Torres will distribute the proposed Policy to the Board, upon receipt.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of February 29, 2024

On MOTION by Ms. Allen and seconded by Mr. Teagle, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of February 6, 2024 Regular
Meeting Minutes

On MOTION by Mr. Teagle and seconded by Ms. Allen, with all in favor, the February 6, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Dunn & Associates, Inc.

There were no District Counsel or District Engineer reports.

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

- NEXT MEETING DATE: May 7, 2024 at 1:00 PM
 - QUORUM CHECK

Supervisors Denton and Teagle confirmed their attendance at the May 7, 2024 meeting.

Ms. Allen stated she will be able to attend via telephone.

Ms. Buchanan reminded everyone that the Fiscal Year 2025 budget must be filed with Duval County in July 2024.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

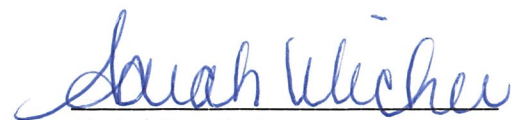
There were no public comments.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Teagle and seconded by Ms. Allen, with all in favor, the meeting adjourned at 1:14 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair