

**MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Arbors Community Development District held a Regular Meeting on June 3, 2024 at 9:00 a.m., at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218.

Present were:

Sarah Wicker
Christopher Williams
Heather Allen
James Teagle
Mikel Denton

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Katie Buchanan (via telephone)
David Taylor (via telephone)
Tony Shiver
Beth Grossman

District Manager
District Counsel
District Engineer
Amenity Manager
Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2024-08,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for the
Remainder of Fiscal Year 2023/2024 and
Providing for an Effective Date**

Mr. Torres presented Resolution 2024-08.

It was noted that the September meeting was rescheduled from September 2, 2024 to September 3, 2024, due to the Labor Day holiday.

Discussion ensued regarding changing meetings from the first Tuesday of the month to the first Monday of the month.

The following changes were made to the Fiscal Year 2024 Meeting Schedule:

DATE: Change "August 6, 2024" to "August 5, 2024"

DATE and TIME: Change "September 2, 2024" to "September 3, 2024" and "9:00 AM" to "1:00 PM"

It was noted that the bond issuance will likely be delayed until October or November.

On MOTION by Ms. Wicker and seconded by Ms. Allen, with all in favor, Resolution 2024-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-09, 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

Mr. Torres presented Resolution 2024-09.

The Board and Staff discussed the Landowners' Meeting and the meeting schedule. It was noted that property owners receive one vote per lot or per acre.

Mr. Torres stated that Seats 3, 4 and 5, currently held by Supervisors Teagle, Allen and Williams, respectively, are up for Election at the Landowners' Election.

The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATE: September 2, 2025

On MOTION by Mr. Williams and seconded by Ms. Wicker, with all in favor, Resolution 2024-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-10, Approving the 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 distributed an updated proposed Fiscal Year 2025 budget, which includes revisions discussed at the last meeting. The budget will be further amended to include property insurance, in the amount of \$21,400. Total on-roll assessments will increase to \$3,095.58; off-roll assessments will be slightly less.

Discussion ensued regarding the public hearing and certification of the assessment roll.

Ms. Buchanan noted that the Assessment Roll is due to Duval County on July 31, 2024. The proposed Fiscal Year 2025 budget, as amended today, will be adopted at the Public Hearing date set at the last meeting.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, amending the proposed Fiscal Year 2025 budget, as discussed, was approved.

SIXTH ORDER OF BUSINESS

Consider Resetting Public Hearing to Adopt Amenity Facilities Rules, Policies and Fees

Mr. Torres stated that there is no need to reset the public hearing to adopt amenity facilities Rules, Policies and Fees. The July 9, 2024 public hearing set at the last meeting was unchanged.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2024

On MOTION by Ms. Wicker and seconded by Mr. Williams, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of May 7, 2024 Regular Meeting Minutes**

On MOTION by Ms. Wicker and seconded by Mr. Williams, with all in favor, the May 7, 2024 Regular Meeting Minutes, as presented, were approved.

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

Ms. Buchanan stated that the Arbors Boundary Amendment Petition will be heard on June 11, 2024; it will go to the Committee on June 17, 2024 in advance of the final hearing. Ms. Buchanan and a designated representative will attend.

On MOTION by Ms. Wicker and seconded by Ms. Allen, with all in favor, authorizing the conveyance of the common area, was approved.

B. District Engineer: Dunn & Associates, Inc.

There was no report.

▪ Amenity Center Report

This item was an addition to the agenda.

Mr. Shiver stated that punch list projects are being addressed with the contractor. A splash pad warranty issue is being addressed.

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

- **NEXT MEETING DATE: July 9, 2024 at 1:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the July 9, 2024 meeting.

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

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

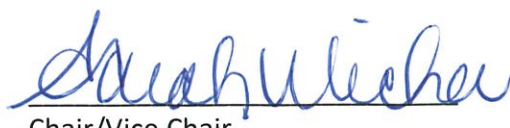
TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Wicker and seconded by Mr. Williams, with all in favor, the meeting adjourned at 9:23 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair