

**MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Arbors Community Development District held a Regular Meeting on September 3, 2024 at 1:00 p.m., at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218.

Present were:

Sarah Wicker
Heather Allen
James Teagle
Mikel Denton

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Katie Buchanan
David Taylor (via telephone)
Tony Shiver
Beth Grossman
Isaias Ortiz
Lori Delorey
Michael Dundas
Roy Michael
Several residents

District Manager
District Counsel
District Engineer
Amenity Manager
Forestar
Resident
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:00 p.m.

Supervisors Wicker, Denton, Teagle and Allen were present. Supervisor Williams was not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Torres explained the protocols for public comments.

No members of the public spoke.

THIRD ORDER OF BUSINESS**Presentation of First Supplemental Engineer's Report**

This item was deferred.

The Third, Fourth and Sixth Orders of Business, all construction bond related financing items, were deferred. A Special Meeting will be scheduled later in the agenda.

FOURTH ORDER OF BUSINESS**Presentation of Second Supplemental Special Assessment Methodology Report**

This item was deferred

FIFTH ORDER OF BUSINESS**Ratification of Dedication of Easement Maintenance Easement**

Ms. Buchanan stated that the Dedication of Easement Maintenance Easement will allow the CDD to maintain lake areas for Phase 3B Lots 97 through 101, as it was inadvertently omitted from the plat. This is essentially necessary for the CDD to perform its stormwater management function.

On MOTION by Ms. Wicker and seconded by Ms. Allen, with all in favor, the Dedication of Easement Maintenance Easement with Forestar (USA) Real Estate Group Inc., was ratified.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2024-15, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments Are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of**

Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-16, Designating Dates, Times and Locations for Regular Meetings of the Boards of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Torres presented Resolution 2024-16. He recalled that the Fiscal Year 2025 Meeting Schedule was adopted at a previous meeting but there was some interest in adjusting it.

Discussion ensued regarding scheduling a Special Meeting before the end of Fiscal Year 2024 to present the deferred construction bond related financing items for new Phases 5 and 6.

The consensus was to schedule the Special Meeting on September 30, 2024 at 9:00 a.m.

The following changes will be made to the Fiscal Year 2025 Meeting Schedule:

DATE & TIME: Change "November 4, 2024" to "November 12, 2024" and "9:00 AM" to "1:00 PM"

On MOTION by Ms. Allen and seconded by Ms. Wicker, with all in favor, Resolution 2024-16, Designating Dates, Times and Locations for Regular Meetings of the Boards of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 – Special Districts Performance Measures and Standards Reporting

Mr. Buchanan highlighted portions of the Memorandum outlining the new requirement for special districts to establish and adopt goals and objectives each year, by October 1, and develop performance measures and standards to assess the achievement of the goals and

objectives, publish an annual report on its website by the end of the year; initially by December 2025, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability are the key categories to focus on for Fiscal Year 2025.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

NINTH ORDER OF BUSINESS**Ratification of Fiscal Year 2024 Deficit Funding Agreement**

Mr. Torres presented the Fiscal Year 2024 Deficit Funding Agreement, which is necessary because the CDD's expenditures are already at 95% and are expected to exceed the overall budget amount for the Fiscal Year Ending September 30, 2024.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, Fiscal Year 2024 Deficit Funding Agreement with Forestar (USA) Real Estate Group Inc., was ratified.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2024**

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of July 9, 2024 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, the July 9, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWELFTH 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. Field and Amenity Manager: First Coast Management Services

Mr. Shiver reported the following:

- Lakes levels were down for a few weeks; the aquatics vendor made repairs, which are still under warranty.
- The entrance fountain was not operating for 2½ weeks because the landscapers drove over the overflow pipe causing the motor to fail. Repairs were made last Friday and the fountain is working properly.
- Mr. Shiver and the BrightView Manager completed a walkthrough of the common area easements; going forward, BrightView will advise when they are unable to mow those areas, due to saturated conditions. Communication has improved.
- The area around the pool motor is being replumbed to address an issue from three weeks ago; the project should be completed today and an e-blast will be sent to inform residents when the pool would be opened.

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

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

Supervisors Wicker, Denton, Teagle and Allen confirmed their attendance at the Special Meeting that will be held on September 30, 2024 at 9:00 a.m.

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

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

Resident Isaias Ortiz asked about the maintenance easements and who is responsible for addressing flooding coming within 10' of a residence; He had conflicting conversations with his neighbor about who is responsible for addressing the puddling on his property. Mr. Shiver offered to inspect the property tomorrow to determine if it is a grading issue and provide further direction to Mr. Ortiz.

Resident Lori Delore asked if property owners will receive a credit for not be able to use the pool. She reported that the floating device behind her home shifted so much that she is not sure it is draining properly. She noted that she has not received any e-mails. Mr. Shiver stated that a credit will not be issued since this was a warranty matter; he will inspect the floating device and ensure it is working properly and explain how to re-subscribe to receive e-mails.

Resident Michael Dundas commented about the lack of cleanliness in the gym and the equipment. Mr. Denton will follow up with the cleaning Staff.

Resident Roy Michael reported that he heard loud music and profanity from trespassers using the pool. He asked for the meeting times to be changed to increase resident attendance. He voiced his opinion that residents should be compensated for not being able to use the amenities. Mr. Shiver reviewed the Amenity Policy with the person he believes is responsible for letting others use the pool and stated trespassing is becoming an issue. Residents are encouraged to call the police on trespassers. Initiating a Trespassing Agreement with the Jacksonville Sheriff's Office (JSO) is underway.

Discussion ensued regarding signage for the gym and the pool.

A resident asked about the retention ponds not being level or draining properly. Mr. Denton stated that the water levels are above normal due to rain; it might take some time for them to return to normal levels.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Teagle and seconded by Ms. Wicker, with all in favor, the meeting adjourned at 1:41 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair