

**MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Arbors Community Development District was held on November 5, 2024 at 3:00 p.m., at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218.

Present were:

Ernesto Torres	District Manager
Katie Buchanan (via telephone)	District Counsel
Beth Grossman	Forestar USA Real Estate Group Inc./Proxy Holder
Several property owners/residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:00 p.m., and noted, for the record, that five residents are in attendance.

Mr. Torres explained that this is the Landowners' meeting, not a regular CDD meeting. In this meeting, individuals will be elected to fill the three seats that are up for election. Each property owner can cast one vote and the Developer can cast one vote for each platted lot that they own. Ms. Grossman is the designated proxy holder for the Landowners Forestar and DR Horton, totaling 394 votes. If a property owners wish to vote someone in, the number of property owner votes for that person must exceed the number of votes being cast by the Proxy Holder, which is likely not possible, collectively.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Torres served as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS**Election of Supervisors [Seats 3, 4, 5]****A. Nominations**

Resident Sergio Trebion nominated himself to fill one of the Seats.

Resident Tiffany Baldwin nominated herself to fill one of the Seats and an unidentified property owner also nominated Ms. Baldwin.

Ms. Grossman nominated the following:

Seat 3 James Teagle

Seat 4 Heather Allen

Seat 5 Christopher Williams

No other nominations were made.

B. Casting of Ballots

- **Determine Number of Voting Units Represented**

A total of 397 voting units were represented. Of the 397, three were represented in person by property owners.

- **Determine Number of Voting Units Assigned by Proxy**

394 voting units were assigned by proxy, to Ms. Beth Grossman by the Landowners, Forestar USA Real Estate Group, Inc. and DR Horton.

The following votes were cast:

Seat 3	James Teagle	350 votes
Seat 4	Heather Allen	350 votes
Seat 5	Christopher Williams	300 votes
	Sergio Trebion	1 vote
	Tiffany Baldwin	2 votes

C. Ballot Tabulation and Results

Mr. Torres stated that based on the votes cast, Seats 3, 4 and 5 will continue to be filled by DR Horton representatives. He reported the following ballot tabulation, results and term lengths:

Seat 3	James Teagle	350 votes	4-Year Term
Seat 4	Heather Allen	350 votes	4-Year Term
Seat 5	Christopher Williams	300 votes	2-Year Term

FIFTH ORDER OF BUSINESS**Landowners' Questions/Comments**

A resident asked how votes are obtained, Mr. Torres stated votes are obtained by being a resident/Landowner of this community. Asked how someone can have 300 to 350 votes, Mr. Torres stated it is based on the number of acres and/or lots owned by the Landowners; individual property owners may cast one vote per property owned.

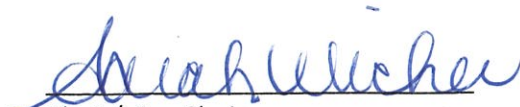
Discussion ensued regarding the number of individual property owners in the CDD, the purpose of the Landowners Election meeting and the next regular meeting.

SIXTH ORDER OF BUSINESS**Adjournment**

There being nothing further to discuss, the meeting adjourned at 3:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair