MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Arbors Community Development District held a Regular Meeting on January 6, 2025 at 9:00 a.m., at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218.

Present were:

Sarah Wicker	Chair
Christopher Williams	Vice Chair
Mikel Denton	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Katie Buchanan	District Counsel
Tony Shiver	Amenity Manager
Laura Delorey	Resident

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Wicker called the meeting to order at 9:00 a.m. Supervisors Wicker, Denton and Williams were present. Supervisors Teagle and Allen were absent.

SECOND ORDER OF BUSINESS **Public Comments**

Resident Laura Delorey stated the batteries for the chair at the pool are not working and asked how often they are replaced. Mr. Williams stated on-site staff should be notified when the battery is dead so it can be exchanged. The batteries last approximately two months.

THIRD ORDER OF BUSINESS **Consideration of BrightView Landscape Proposal for Extra Work [Remove and Replace Dead Sabals Around Amenity Center]**

Mr. Torres stated this is a ratification item as it was approved at the last meeting.

On MOTION by Ms. Wicker and seconded by Mr. Denton, with all in favor, the BrightView Landscape Proposal for Extra Work to Remove and Replace Dead Sabals Around Amenity Center, was ratified.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date**

Ms. Wicker presented Resolution 2025-06. Mr. Torres recalled a discussion about scheduling a few afternoon meetings to bolster resident attendance. He stated, since the most well-attended meetings are related to the budget, the Board could consider scheduling the May 5, 2025 and July 7, 2025, meetings in the afternoon, as those feature the presentation and adoption of the Fiscal Year 2026 budget.

Discussion ensued regarding the Fiscal Year 2025 Meeting Schedule and potential meeting conflicts. Mr. Torres stated the Meeting Schedule will be amended as follows:

TIME, May 5, 2025 and July 7, 2025; Change “9:00 a.m.” to “4:00 p.m.”

On MOTION by Ms. Wicker and seconded by Mr. Denton, with all in favor, Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of November 30, 2024**

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

SIXTH ORDER OF BUSINESS **Approval of Minutes**

A. November 5, 2024 Landowners' Meeting

B. November 12, 2024 Public Hearings and Regular Meeting

On MOTION by Ms. Wicker and seconded by Mr. Denton, with all in favor, the November 5, 2024 Landowners' Meeting Minutes and the November 12, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Dunn & Associates, Inc.

There were no reports from District Counsel or the District Engineer.

C. Field and Amenity Manager: First Coast Management Services

Mr. Shiver had nothing to report.

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

Mr. Torres stated that assessment revenues are being received from the County.

- **NEXT MEETING DATE: March 3, 2025 at 9:00 AM**
  - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS **Public Comments**

Ms. Delorey asked when construction of the pickleball courts and the pool will commence. Ms. Wicker will ask DR Horton and provide an update at the next meeting.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, the meeting adjourned at 9:11 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair