

**MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Arbors Community Development District held a Regular Meeting on March 3, 2025 at 9:00 a.m., at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218.

Present:

Christopher Williams
Mikel Denton
Heather Allen
James Teagle

Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Katie Buchanan (via telephone)
Tony Shiver
Beth Grossman
Jasmyne Morgan
Allan Morgan

District Manager
District Counsel
Amenity Manager
HOA Manager
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:00 a.m.

Supervisors Denton, Williams, Allen and Teagle were present. Supervisor Wicker were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-07,
Relating to the Amendment of the Annual
Budget for the Fiscal Year Beginning
October 1, 2023, and Ending September**

30, 2024, and Providing for an Effective Date

Mr. Torres presented Resolution 2025-07. This is necessary to adjust the Fiscal Year 2024 budget and to help avoid a finding in the annual audit.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, Resolution 2025-07, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS**Construction Updates**

- A. Pickleball**
- B. Pool**

Mr. Teagle reported that revising plans is underway. There will be a lap pool, building for the pool and pickleball courts. The plans are expected within about 45 days and then permits will be pulled. Construction will take about nine to ten months.

FIFTH ORDER OF BUSINESS**Discussion: July Meeting Date**

Mr. Torres discussed the conflict with the planned July 7, 2025 meeting date.

Resident Allan Morgan inquired about meeting times and times more convenient for residents.

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

DATE: Change "July 7, 2025" to "July 11, 2025"

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of January 31, 2025**

On MOTION by Mr. Williams and seconded by Mr. Teagle, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

SEVENTH ORDER OF BUSINESS**January 6, 2025 Regular Meeting Minutes**

On MOTION by Mr. Williams and seconded by Mr. Teagle, with all in favor, the January 6, 2025 Regular Meeting Minutes, as presented, were approved.

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

Ms. Buchanan stated that redemption of the debt service reserve accounts was authorized and funds were transferred to the construction account. A Resolution in this regard will be presented in the future.

B. District Engineer: Dunn & Associates, Inc.

There was no report.

C. Field and Amenity Manager: First Coast Management Services

Mr. Shiver reported the following:

- An issue with some pavers with calcium leeching from the pavers is being addressed.
- Landscaping by the entrance and fountains will be reevaluated.

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

- **NEXT MEETING DATE: May 5, 2025 at 4:00 PM [Presentation of FY2026 Budget]**
 - **QUORUM CHECK**

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

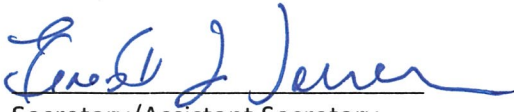
There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS**Public Comments**

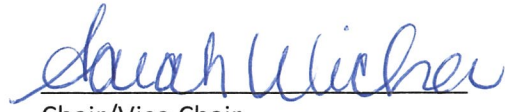
No members of the public spoke.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Williams and seconded by Mr. Teagle, with all in favor, the meeting adjourned at 9:14 a.m.

A handwritten signature in blue ink, appearing to read "Ernest J. Jener", written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to read "Sarah Wicker", written over a horizontal line.

Chair/Vice Chair