

**MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Arbors Community Development District held a Public Hearing and Regular Meeting on July 24, 2025 at 4:00 p.m., at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218.

Present:

Sarah Wicker	Chair
Christopher Williams	Vice Chair
Heather Allen	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
Tony Shiver	Amenity Manager
Beth Grossman	HOA Manager

Residents present:

Mark Leone	Laura Graves	Arlene Richman	Stephanie Toliver
Joe Delorey	Kisha Evans	Sophia Singleton	Edgardo Hernandez

The names of all attendees, residents and/or members of the public might not appear in the meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on a sign in sheet, the name was not listed.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Wicker called the meeting to order at 4:00 p.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-13, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-13. He reviewed the proposed Fiscal Year 2026 budget highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments. It was noted that this budget anticipates having the next phase of the Amenity Center open.

On MOTION by Ms. Allen and seconded by Mr. Williams, with all in favor, the Public Hearing was opened.

A resident asked what happens to the rental revenue for amenity rentals. Ms. Wicker stated that it goes into the General Fund. Regarding how much revenue the rental fees generate, it was noted that the amount is not substantial; probably a few thousand dollars. The resident expressed concerns about the water fountain.

No other affected property owners or members of the public spoke.

On MOTION by Ms. Wicker and seconded by Mr. Williams, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Williams and seconded by Ms. Wicker, with all in favor, Resolution 2025-13, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-14, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2025-14.

On MOTION by Ms. Wicker and seconded by Mr. Williams, with all in favor, Resolution 2025-14, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Allen and seconded by Mr. Williams, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Torres noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives. The District Engineer's annual inspection of the District's infrastructure and related systems is pending.

On MOTION by Ms. Allen and seconded by Mr. Williams, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

On MOTION by Ms. Allen and seconded by Mr. Williams, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

SEVENTH ORDER OF BUSINESS**Approval of Minutes**

- A. May 5, 2025 Regular Meeting
- B. May 29, 2025 Special Meeting

On MOTION by Ms. Allen and seconded by Mr. Williams, with all in favor, the May 5, 2025 Regular Meeting Minutes and the May 29, 2025 Special Meeting Minutes, both as presented, were approved.

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

- **350 Registered Voters as of April 15, 2025**

Mr. Torres stated the threshold to start transitioning Board seats to qualified elector residents, two at a time, via the General Election process is for the CDD to be in existence for six years and have a certain number of registered voters residing within the CDD. This CDD was established in 2022, so it will be a few more years before the age threshold is met.

- **NEXT MEETING DATE: September 2, 2025 at 9:00 AM**
 - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

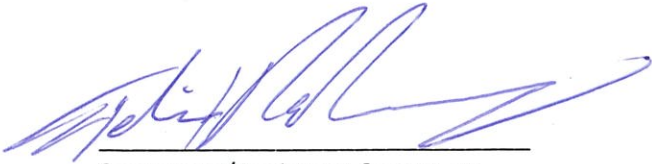
TENTH ORDER OF BUSINESS**Public Comments**

Resident Stephanie Toliver asked how to obtain copies of the regular and special meeting minutes. Ms. Wicker stated that information is available on the CDD website. Items such as the meeting minutes are not posted until they are approved at a subsequent meeting.

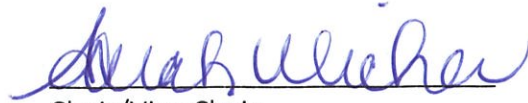
ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Williams and seconded by Ms. Allen, with all in favor, the meeting adjourned at 4:19 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to read "Diana Ulicha" with a long horizontal stroke at the end.

Chair/Vice Chair