

**MINUTES OF MEETING
ARBORS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Arbors Community Development District held a Regular Meeting on April 6, 2026 at 9:00 a.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
Mikel Denton	Assistant Secretary
James Teagle	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC (WHA)
Katie Buchanan (via telephone)	District Counsel
Hunter Hurley (via telephone)	Kutak Rock LLP
Tony Shiver	Amenity Manager
Beth Grossman	HOA Manager
David Comer	First Coast CMS
Laura Delorey	Resident

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 9:00 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Turf Installation Project Proposals

Mr. Shiver presented the following:

- A. Yellowstone Landscape Proposal #656812**
- B. Dean Landscape Quotes #208 and #209**

Mr. Shiver stated the amount of the existing BrightView contract is higher than the proposals, for the same scope of work.

Discussion ensued regarding the project scope, obtaining temporary irrigation for areas without irrigation, District Counsel sending a letter to DR Horton requesting reimbursement of legal expenses and cost to replace the Bahia turf at the Amenity Center, the budget and an increase in resident complaints about the turf.

On MOTION by Ms. Allen and seconded by Mr. Teagle, with all in favor, Yellowstone Landscape Proposal #656812 for turf installation, inclusive of adding either a permanent or temporary irrigation system in front of the entry signs on both sides, and authorizing the Chair to finalize the irrigation proposal, in coordination with Staff, up to a not-to-exceed budget amount of \$39,367, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date

Ms. Wicker presented Resolution 2026-01. Ms. Buchanan stated Landowners may cast one vote per acre or household. She reviewed the Landowner verification and voting process. It was recommended to conduct the Landowners' meeting and election on the same date and location as the General Election.

On MOTION by Ms. Allen and seconded by Mr. Teagle, with all in favor, Resolution 2026-01, Designating November 3, 2026 at 12:00 p.m., at 12123 Great Eagle Road, Jacksonville, Florida 32219, as the Date, Time, and Location

for the Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standard & Annual
Reporting Form**

- A. October 1, 2024 – September 30, 2025 [Posted]**
- B. October 1, 2025 – September 30, 2026**

Mr. Rodriguez noted that the 2025 Goals and Objectives Reporting was completed and posted on the website. He presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Allen and seconded by Mr. Teagle, with all in favor, the Fiscal Year 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

SIXTH ORDER OF BUSINESS

Ratification Items

- A. First Coast Contract Maintenance Services, LLC Agreement**
- B. The Lake Doctors, Inc. Water Management Agreements**
 - I. 5 Ponds (15-20)**
 - II. 9 Ponds (4-11 & 14)**
- C. Special Warranty Deed [Phases 3A, 4A, 5 and 6]**

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, the First Coast Contract Maintenance Services, LLC Agreement; The Lake Doctors, Inc. Water Management Agreements for 5 Ponds (15-20) and 9 Ponds (4-11 & 14); and the Special Warranty Deed for Phases 3A, 4A, 5 and 6, were ratified.

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 28, 2026**

On MOTION by Mr. Williams and seconded by Ms. Allen, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of October 6, 2025 Regular Meeting Minutes

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

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Buchanan stated her firm’s Capital Conversations document was emailed to the Board. It outlines the most significant legislative change, which was increasing the sovereign immunity limitations. District Management will need to notify the insurance carrier, as it might increase insurance costs and the budget. There is also a new law in which, once the Board Seat transitions to the General Election, residents can petition the Supervisor of Elections to remove/recall a Board Member for certain statutory violations.

B. District Engineer: Dunn & Associates, Inc.

There was no report.

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

- **NEXT MEETING DATE: May 4, 2026 at 4:00 PM [Presentation of FY2027 Proposed Budget]**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the May 4, 2026 meeting.

Mr. Rodriguez stated the insurance carrier was notified of the increase in sovereign immunity limitations and is working on the premium.

TENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments


Mr. Shiver and the Board Members responded to Laura Delorey’s questions about improving the fence once the pool is completed, to hopefully prevent people from jumping over the fence. They responded to questions about obtaining proposals to purchase a mini table for the splash pad, extending the splash pad deck, staffing plans for the pool, and incorporating costs into the ongoing amenity project.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Wicker and seconded by Mr. Williams, with all in favor, the meeting adjourned at 9:34 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair