MINUTES OF MEETING
ARBORS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Arbors Community Development District held a Regular Meeting on May 4, 2026 at 4:00 p.m., at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218.

Present:

Christopher Williams	Vice Chair
Heather Allen	Assistant Secretary
Mikel Denton	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	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
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**

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

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2026-02, Approving the Proposed Budget(s) for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Torres presented Resolution 2026-02. He distributed and presented an updated version of the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes. No Mailed Notices will be sent, as assessments did not increase year-over-year.

Discussion ensued regarding field operations and amenities.

On MOTION by Ms. Allen and seconded by Mr. Williams, with all in favor, Resolution 2026-02, Approving the Proposed Budget(s) for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law for July 6, 2026 at 4:00 p.m., at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date**

Mr. Torres presented Resolution 2026-03.

The following change was made to the Fiscal Year 2027 Meeting Schedule:

DATE: Change “July 5, 2027” to “July 12, 2027”

On MOTION by Mr. Williams and seconded by Mr. Denton, with all in favor, Resolution 2026-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

A. Rules of Procedure

Mr. Torres presented Resolution 2026-04 and the Rules of Procedure, which have been updated since previously approved and will be presented and approved at a public hearing. Mr. Hurley will circulate the changes that were made to the Board Members.

On MOTION by Ms. Allen and seconded by Mr. Williams, with all in favor, Resolution 2026-04, to Designate Date, Time and Place of July 6, 2026 at 4:00 p.m., at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, Directing the Chair, Vice-Chair and District Staff to File a Petition with the City of Jacksonville, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date**

A. Consideration of Boundary Amendment Funding Agreement

Mr. Torres presented Resolution 2026-05 and the Boundary Amendment Funding Agreement.

On MOTION by Ms. Allen and seconded by Mr. Williams, with all in favor, Resolution 2026-05, Directing the Chair, Vice-Chair and District Staff to File a Petition with the City of Jacksonville, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was adopted; and the Boundary Amendment Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of The Lake Doctors, Inc. Water Management Agreement [15 Ponds]**

Mr. Torres presented The Lake Doctors, Inc. Water Management Agreement for management of 15 Ponds. It was noted that these ponds were previously conveyed; the Agreement was approved previously and is being presented for ratification.

On MOTION by Mr. Williams and seconded by Mr. Denton, with all in favor, The Lake Doctors, Inc. Water Management Agreement for management of 15 ponds, was ratified.

EIGHTH ORDER OF BUSINESS **Consideration of BrightView Landscape Management Hurricane Pre-Authorization Letter**

Mr. Shiver presented the BrightView Landscape Management Hurricane Pre-Authorization Letter, which preauthorizes a not-to-exceed limit for first responders during a hurricane.

On MOTION by Mr. Williams and seconded by Mr. Denton, with all in favor, the BrightView Landscape Management Hurricane Pre-Authorization Letter, in a not-to-exceed amount of $7,500, was approved.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2026**

On MOTION by Mr. Williams and seconded by Mr. Denton, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.

TENTH ORDER OF BUSINESS **Approval of April 6, 2026 Regular Meeting Minutes**

On MOTION by Ms. Allen and seconded by Mr. Williams, with all in favor, the April 6, 2026 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Dunn & Associates, Inc.

There were no District Counsel or the District Engineer reports.

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

- **NEXT MEETING DATE: July 6, 2026 at 4:00 PM**
    - **QUORUM CHECK**

Supervisors Williams, Allen, and Denton confirmed their in-person attendance at the May 4, 2026 meeting.

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

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

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

Mr. Shiver and the Board Members responded to resident Laura Delorey's concerns about roadway lines, speed limit signs, residents failing to yield and driving recklessly at the roundabout, and a resident failing to control an aggressive emotional support animal off leash at the pool. It was noted that service animals must remain on leash at all times. Staff will continue to ask unruly residents and unauthorized visitors to leave the amenity.

Discussion ensued regarding tables and chairs at the splash pad.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Williams and seconded by Ms. Allen, with all in favor, the meeting adjourned at 4:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair