

**MINUTES OF MEETING
ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Arbor Park Phase 1 Community Development District was held on January 10, 2025 at 2:00 p.m., at Fruitland Park Library, Hillcrest Room, 604 W. Berckman Street, Fruitland Park, Florida 34731.

Present were:

Cindy Cerbone	District Manager/Proxy Holder
Chris Conti	Wrathell, Hunt & Associates, LLC
Kyle Magee	District Counsel
Luke Henderson (via telephone)	Garden Street Communities
Lauren Pride (via telephone)	Garden Street Communities
Chuck Hiott	District Engineer
Misty Taylor (via telephone)	Bond Counsel
Sete Zare (via telephone)	MBS Capital Markets
Gary Farcus	Initial Board Supervisor
Steven "Steve" Sutter	Initial Board Supervisor
Keith Swan	Initial Board Supervisor
Carlos Silva	Initial Board Supervisor
Elizabeth Porter (via telephone)	Supervisor-Elect

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:00 p.m. Attendees are recorded above.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Ms. Cerbone stated that Mr. Bryan Adams executed the proxy form designating her as Proxy Holder for the Landowner, Garden Street Communities Southeast, LLC, who owns the only parcel making up the land within the boundaries of the District.

Ms. Cerbone served as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS**Election of Supervisors [All Seats]**

Ms. Cerbone stated that the Landowner, Garden Street Communities Southeast, LLC, owns 66.47 acres, equating to 67 voting units.

Ms. Cerbone is eligible to cast up to 67 votes per Seat.

A. Nominations

Ms. Cerbone nominated the following:

Seat 1	Gary Farcus
Seat 2	Steven Sutter
Seat 3	Elizabeth Porter
Seat 4	Keith Swan
Seat 5	Carlos Silva

No other nominations were made.

B. Casting of Ballots

- **Determine Number of Voting Units Represented**

A total of 67 voting units were represented.

- **Determine Number of Voting Units Assigned by Proxy**

All 67 voting units were assigned by proxy.

Ms. Cerbone cast the following votes:

Seat 1	Gary Farcus	60 votes
Seat 2	Steven Sutter	60 votes
Seat 3	Elizabeth Porter	50 votes
Seat 4	Keith Swan	50 votes
Seat 5	Carlos Silva	50 votes

C. Ballot Tabulation and Results

Ms. Cerbone reported the following ballot tabulation, results and term lengths:

Seat 1	Gary Farcus	60 votes	4-year Term
Seat 2	Steven Sutter	60 votes	4-year Term

Seat 3	Elizabeth Porter	50 votes	2-year Term
Seat 4	Keith Swan	50 votes	2-year Term
Seat 5	Carlos Silva	50 votes	2-year Term

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

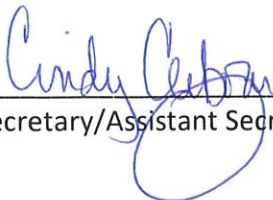
There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 2:03 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair