

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

The Board of Supervisors of the Arbor Park Phase 1 Community Development District held a Special Meeting on April 29, 2025 at 1:30 p.m., at the Halff Associates, Inc., 902 N. Sinclair Avenue, Tavares, Florida 32778.

Present:

Gary Farcus
Steven "Steve" Sutter
Keith Swan
Carlos Silva

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Kyle Magee (via telephone)
Chuck Hiott
Misty Taylor (via telephone)
Sete Zare (via telephone)
Luke Henderson (via telephone)
Lauren Pride (via telephone)

District Manager
Wrathell, Hunt & Associates, LLC
District Counsel
District Engineer
Bond Counsel
MBS Capital Markets
GC-Garden Street Communities, SE, LLC
AGC-Garden Street Communities, SE, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 1:30 p.m. Supervisors Sutter, Farcus, Silva and Swan were present. Supervisor Porter was not present. Ms. Cerbone stated that Ms. Porter was sworn in outside of a meeting so she can vote, if she joins the meeting.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor, Elizabeth Porter (the following will be provided in a separate package)

Ms. Cerbone reiterated that Elizabeth Porter was sworn in outside of a meeting.

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**

- C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-40, Electing and Removing Certain Officers of the District and Providing for an Effective Date

Mr. Conti presented Resolution 2025-40. Mr. Farcus nominated the following:

Gary Farcus	Chair
Steven Sutter	Vice Chair
Keith Swan	Assistant Secretary
Carlos Silva	Assistant Secretary
Elizabeth Porter	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Chris Conti	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Farcus and seconded by Mr. Sutter, with all in favor, Resolution 2025-40, Electing, as nominated, and Removing Certain Officers of the District and Providing for an Effective Date, was adopted.
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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-41, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2025A; Making Certain Findings and Confirming the District's Provision of Improvements; Confirming the Engineer's Report and adopting a Final Supplemental Assessment Methodology Report; Confirming the Maximum

Assessment Lien Securing the Series 2025A Bonds (Hereinafter Defined); Addressing the Allocation and Collection of the Assessments Securing the Series 2025A Bonds; Providing for Application of True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of a Notice of Series 2025A Assessments; Providing for Conflicts, Severability and an Effective Date

Mr. Magee presented Resolution 2025-41 and read the title. This Resolution accomplishes the following:

- Sets forth all the actions taken by the CDD and Staff in the bond issuance process.
- Identifies the Board's authority to adopt the Resolution.
- Makes certain findings based on the steps taken to date.
- Adopts the Final First Supplemental Assessment Methodology Report.
- Confirms the maximum assessment lien for the Series 2025A bonds.
- Allocates the assessments securing the Series 2025A bonds, which will be allocated in accordance with the Final First Supplemental Assessment Methodology Report.
- Sets forth the collection of the special assessments for the Series 2025A bond debt service payments. Certifies the assessments for collection and directs Staff to take all steps necessary to meet Lake County deadlines for collection and reiterates the CDD's intent to utilize the Uniform Method of collection.
- Directs the District Manager to prepare a tax roll each year and present it to the Board and take all necessary actions to collect prepayments of debt and to collect special assessments on unplatted property.
- Sets forth that the special assessments will be allocated pursuant to Resolution 2025-34, which was passed at the last meeting and that this Resolution and the Supplemental Assessment Methodology Report include the true-up process, as set forth.
- Directs Staff to record the special assessments in the lien book and for Staff to record a notice of Series 2025A special assessments in the official records of Lake County.

Mr. Magee stated this Resolution finalizes the steps needed and reiterates the steps taken to issue the Series 2025A bonds.

On MOTION by Mr. Sutter and seconded by Mr. Farcus, with all in favor, Resolution 2025-41, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2025A; Making Certain Findings and Confirming the District's Provision of Improvements; Confirming the Engineer's Report and adopting a Final Supplemental Assessment Methodology Report; Confirming the Maximum Assessment Lien Securing the Series 2025A Bonds (Hereinafter Defined); Addressing the Allocation and Collection of the Assessments Securing the Series 2025A Bonds; Providing for Application of True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of a Notice of Series 2025A Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Discussion: RFQ for Engineering Services**

Ms. Cerbone recalled that there were no respondents to the Request for Qualifications (RFQ). The hope is to go out to RFQ again, possibly after the August meeting.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statement as of March 31, 2025**

On MOTION by Mr. Sutter and seconded by Mr. Farcus, with all in favor, the Unaudited Financial Statement as of March 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of March 26, 2025 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes**

On MOTION by Mr. Farcus and seconded by Mr. Silva, with all in favor, the March 26, 2025 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

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

Mr. Magee stated the bond validation appeal period ends tomorrow and the notice is expected by the end of the week. Ms. Cerbone stated that the pre-closing will be held today and the documents will be held in escrow until the notice is received.

B. District Engineer (Interim): Halff and Associates, Inc.

There was no report.

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

Ms. Cerbone discussed an Irrigation Meter permit application that lists the Chair and asked if he can execute the permit application. Mr. Magee replied affirmatively. Ms. Cerbone stated the permit application does not have the CDD's address and asked if it is okay to proceed with it as is and change the address later. Mr. Magee felt that it is okay to change it later.

Ms. Cerbone discussed a building permit application related to common entry electrical service that has the City of Leesburg as the property owner. It was noted that the land is within the City of Leesburg's Right of Way (ROW). Ms. Cerbone asked if the CDD Chair can execute the permit application. It was noted that the CDD will own the common area, not the HOA. Mr. Magee believes it is okay for the Chair to execute this permit application.

Discussion ensued regarding payment of the related expenses, potential costs, how the CDD will pay the expenses and whether the permits should be in the Developer or CDD name.

- **NEXT MEETING DATE: May 21, 2025 at 1:15 PM [Fruitland Park Library, Palm Villa Room, 604 W. Berckman Street, Fruitland Park, Florida 34731]**

The May 21, 2025 meeting will be canceled.

The next meeting will be on August 20, 2025.

Discussion ensued regarding modifying the Fiscal Year 2026 Meeting Schedule.

On MOTION by Mr. Farcus and seconded by Mr. Silva, with all in favor, amending the Fiscal Year 2026 Meeting Schedule to meet on the second Thursday of each month at 10:00 a.m., was approved.

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

Discussion ensued regarding the upcoming Boundary Amendment.

ELEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Farcus and seconded by Mr. Silva, with all in favor, the meeting adjourned at 2:00 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair