

**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 Regular Meeting on October 9, 2025 at 10:00 a.m., at the Fruitland Park Library, Palm Villa Room, 604 W. Berckman Street, Fruitland Park, Florida 34731.

Present:

Gary Farcus (via telephone)	Chair
Steven "Steve" Sutter	Vice Chair
Keith Swan	Assistant Secretary
Carlos Silva	Assistant Secretary

Also present:

Chris Conti	District Manager
Kyle Magee (via telephone)	District Counsel
Luke Henderson (via telephone)	Garden Street Communities, SE, LLC
Lauren Pride (via telephone)	Garden Street Communities, SE, LLC
Amanda Snow (via telephone)	Garden Street Communities, SE, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 10:02 a.m.

Supervisors Sutter, Silva and Swan were present. Supervisor Farcus attended via telephone. Supervisor Porter was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Proposals/Agreements for Field Operation Services

Mr. Conti presented the following:

- A. Atmos Living Management Group**
- B. Access Residential Management**
- C. FirstService Residential**

Mr. Farcus stated the company will be servicing both the CDD and the HOA. He called attention to the scope of work and pricing in each proposal. He recommended engaging Atmos on the basis of familiarity and affordability.

Discussion ensued regarding whether the proposals were received in response to a Request for Proposals (RFP); if a vendor form that shows an overall comparison of fees, services and an average ranking exists; the lump sum monthly and annual amount of each vendor; if there are any additional fees associated with random items; timing of the selection; an estoppel letter; and scheduling the next meeting date to select a provider.

Mr. Henderson stated the team needs to be very focused on the justification when choosing a provider, what the concept and the costs are going to be, and what the CDD budget will be. He suggested using the same evaluation process used in comparing vendors in response to an RFP. In his opinion, until there is a really strong understanding of what the costs are going to be, it would be best to delay making a decision now.

Mr. Conti will search for a template of average costs similar to another CDD and forward it to Ms. Snow.

This item was deferred to the next meeting.

FOURTH ORDER OF BUSINESS

Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Conti presented the Request for Qualifications (RFQ) for Engineering Services and the Evaluation Criteria.

On MOTION by Mr. Sutter and seconded by Mr. Farcus, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and the Evaluation Criteria, were approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statement as of August 31, 2025

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

SIXTH ORDER OF BUSINESS

Approval of August 20, 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 August 20, 2025 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Magee stated Staff has been finalizing the boundary amendment and the name change amendment to bring in Phases 2 and 3. Once finalized, the amendments will be forwarded to City Officials for review and approval.

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

There was no report.

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

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**

Mr. Conti will recirculate the ethics training memorandum.

- **NEXT MEETING DATE: November 13, 2025 at 10:00 AM**

The November 13, 2025 meeting will be canceled.

The next meeting will be held on October 29, 2025 at 10:00 a.m., unless canceled, and the subsequent meeting will be on December 11, 2025.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS

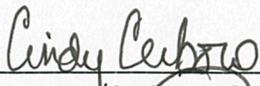
Public Comments

No members of the public spoke.

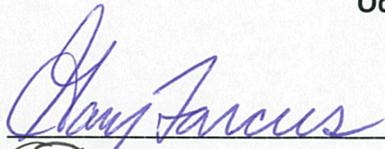
TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Farcus and seconded by Mr. Silva, with all in favor, the meeting adjourned at 10:36 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair