

MINUTES OF MEETING  
ACREE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Acree Community Development District was held Monday, May 29, 2024 at 4:01 p.m. at the offices of Corner Lot Development, 1819 Goodwin Street, Jacksonville, Florida.

Present and constituting a quorum:

George Leone	Chairman
Shannon Acevedo	Vice Chairman
Rick Egger	Supervisor
William English	Supervisor
Josh Beauchamp	Supervisor

Also present:

Daniel Laughlin	District Manager
Wes Haber <i>by phone</i>	District Counsel
Bill Schaefer <i>by phone</i>	District Engineer
Walt Swartz	Corner Lot
Justin Holmes	Corner Lot

*The following is a summary of the actions taken at the May 29, 2024 regular meeting of the Board of Supervisors of the Acree Community Development District.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order and called the roll. There were five Board members present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comments (*regarding agenda items below*)**

Mr. Laughlin stated that no one from the public was present to provide public comments and the next item followed.

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**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation from Supervisor Wenner**

Mr. Laughlin presented the resignation letter from Supervisor Wenner and asked if there were any questions. There being no questions, he asked for a motion of approval.

On MOTION by Mr. Leone, seconded by Mr. Egger, with all in favor, Acceptance of Resignation from Supervisor Wenner, was approved 3-0.

**B. Acceptance of Resignation from Supervisor Allen**

Mr. Laughlin presented the resignation letter from Supervisor Allen and offered to answer any questions. There being no questions, he asked for a motion of approval.

On MOTION by Mr. Leone, seconded by Mr. Egger, with all in favor, Acceptance of Resignation from Supervisor Allen, was approved 3-0.

**C. Appointment of New Supervisors to Fill Unexpired Terms of Office (11/2027)**

Mr. Haber stated that they should fill the seats in two separate motions and have the first seat filled and sworn in for the participation of the second seat filling. Having already had the names of those who would be filling those seats, Mr. Laughlin asked for a motion to appoint Shannon Acevedo to Seat 2.

On MOTION by Mr. Egger, seconded by Mr. Leone, with all in favor, Appointing Shannon Acevedo to Seat 2, was approved 3-0.

Mr. Laughlin administered the oath of office to Ms. Acevedo. Following the oath of office, he asked for a motion to appoint Josh Beauchamp to Seat 4.

On MOTION by Mr. Egger, seconded by Mr. English, with all in favor, Appointing Josh Beauchamp to Seat 4, was approved 4-0.

**D. Oath of Office for Newly Appointed Supervisors**

Mr. Laughlin administered the oath of office to Mr. Beauchamp.

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**E. Election of Officers, Resolution 2024-01**

Mr. Laughlin noted that an election of officers will be held every time new Supervisors are appointed. Mr. Leone will act as the Chair and Mr. Laughlin asked for a motion of approval.

On MOTION by Mr. Beauchamp, seconded by Mr. Egger, with all in favor, Appointing Supervisor Leone as Chairman, was approved 5-0.

Mr. Laughlin then asked the Board for the approval to appoint Ms. Acevedo as the Vice Chair.

On MOTION by Mr. Leone, seconded by Mr. Beauchamp, with all in favor, Appointing Supervisor Acevedo as Vicechair, was approved 5-0.

Mr. Laughlin noted that the rest of the Supervisors will act as Assistant Secretaries and while he will act as Secretary and Treasurer. From the GMS office Marilee Giles, Darrin Mossing, and Jim Oliver as Assistant Secretaries and Assistant Treasures for document signing purposes. He asked for a motion to approve that slate of officers.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Resolution 2024-01 Appointing the Slate of Officers Stated Above, was approved 5-0.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the September 18, 2023 Organizational Meeting**

Mr. Laughlin presented the minutes of the September 18, 2023 meeting and asked if there were any questions, comments, or revisions. The Board had no changes to the minutes and there was a motion of approval.

On MOTION by Mr. Egger, seconded by Mr. English, with all in favor, the Minutes of the September 18, 2023 Organizational Meeting, were approved 5-0.

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**FIFTH ORDER OF BUSINESS**

**Memorandum Regarding Annual Ethics Training & Annual Form 1 Filing**

Mr. Laughlin discussed ethics training and Form 1 with the Board. Ethics training is required to be completed by December 31<sup>st</sup> of this year and will be reported on Next year’s Form 1. Mr. Haber offered to answer any Board questions and noted that a link will be provided by the District Manager for the Supervisors to fill out their forms.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02, Setting Date of Public Hearing Expressing the District’s Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments in Accordance with Section 197.3632, Florida Statutes**

Mr. Laughlin presented the resolution to the Board and offered to answer any questions. Mr. Haber noted that this is a formality that is done at every District. Mr. Laughlin suggested July 31<sup>st</sup> for the hearing date at 9:30 a.m. There were no Board questions and Mr. Laughlin asked for a motion of approval.

On MOTION by Mr. Beauchamp, seconded by Mr. English, with all in favor, Resolution 2024-02, Setting Date of Public Hearing Expressing the District’s Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments in Accordance with Section 197.363, Florida Statutes, was approved 5-0.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption**

Mr. Laughlin presented the resolution and suggested the July 31<sup>st</sup> date which is the same as the passed resolution above. There is little change to the budget from last year with minor increases for adding the annual audit fee and increases for assessment administration that will come with the bond issuant. He offered to answer any Board questions and asked for a motion of approval.

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On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Resolution 2024-03 Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption, was approved 5-0.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04, Extending Terms of Office of Current Supervisors to Coincide with the General Elections**

Mr. Laughlin presented the resolution and explained that his is something that they do for the future of seat elections. Seats 1 through 5 will fall on the November 2026 election while Seats 2 and 4 will fall on the November 2028 election and that cycle will continue every four-years.

On MOTION by Mr. English, seconded by Mr. Beauchamp, with all in favor, Resolution 2024-04 Extending Terms of Office of Current Supervisors to Coincide with the General Elections, was approved 5-0.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Haber had nothing further to report and offered to answer and Board questions. There being no questions, the next item followed.

**B. Engineer**

Mr. Schaefer had nothing to report. He noted that the draft format of the Master Engineer’s Report was circulated for comments. Mr. Laughlin added that staff and Board members will begin the review process.

**C. Manager – Report on the Number of Registered Voters (0)**

Mr. Laughlin stated that the number of registered voters within the CDD boundaries is currently zero.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Request and Public Comments**

There being no comments, the next item followed.

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**ELEVENTH ORDER OF BUSINESS      Ratification of Funding Request No. 3 & 4**

Mr. Laughlin presented funding requests 3 (\$19,365.47) and 4 (\$5,750.36). He noted that they have already been processed and offered to answer any Board questions.

On MOTION by Mr. Beauchamp, seconded by Ms. Acevedo, with all in favor, Funding Request No. 3 & 4, was ratified.

**TWLEFTH ORDER OF BUSINESS      Financial Statements as of April 30, 2024**

Mr. Laughlin presented the financial statements as of April 30, 2024. Hearing no questions on the financial statements, the next item followed.

**THIRTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – To Be Determined**

Mr. Laughlin stated that the next scheduled meeting will be July 31, 2024 at 9:00 a.m. at the corner lot office and noted that if the timeline of events speeds up, they may plan an earlier meeting if necessary.

**FOURTEENTH ORDER OF BUSINESS      Adjournment**

Mr. Laughlin adjourned the meeting.

On MOTION by Mr. Beauchamp, seconded by Mr. English, with all in favor, the meeting was adjourned.

Signed by:  
*Daniel Laughlin*  
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Secretary/Assistant Secretary

DocuSigned by:  
*George Leone*  
C01101402F4047A...  
Chairman/Vice Chairman