

MINUTES OF MEETING
ACREE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Acree Community Development District was held Monday, July 31, 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 <i>joined late</i>	Vice Chairperson
William English	Supervisor
Josh Beauchamp	Supervisor

Also present:

Daniel Laughlin	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Walt Schwartz	Corner Lot
Justin Holmes	Corner Lot

The following is a summary of the actions taken at the July 31, 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 at 9:33 a.m. and called the roll. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments (*regarding agenda items below*)

Mr. Laughlin stated no members of the public were present.

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THIRD ORDER OF BUSINESS

Consideration of Minutes of the May 29, 2024 Meeting

Mr. Laughlin presented the minutes of the May 29, 2024 meeting and asked if there were any questions, comments, or revisions. The Board had no changes to the minutes.

On MOTION by Mr. Beauchamp, seconded by Mr. English, with all in favor, the Minutes of the May 29, 2024 Meeting, were approved 3-0.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing Expressing the District’s Intent to Utilize the Uniform Method of Levying, Collection and Enforcing Non-Ad Valorem Assessments (197.3632), Resolution 2024-05

Mr. Laughlin noted the first hearing is regarding the District’s intent to utilize the uniform method of levying, collecting and enforcing Non-Ad Valorem assessments. He asked for a motion to open the public hearing.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Opening the Public Hearing, was approved 3-0.

Mr. Laughlin noted there were no members of the public present and asked for a motion to close the public hearing.

On MOTION by Mr. Leone, seconded by Mr. Beauchamp, with all in favor, Closing the Public Hearing, was approved 3-0.

**Ms. Acevedo joined the meeting at this time.*

Mr. Haber stated this allows the District to collect assessments on the county tax roll. Mr. Laughlin noted unless there are any questions or comments, he would need a motion to approve Resolution 2024-05.

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On MOTION by Mr. Leone, seconded by Mr. Beauchamp, with all in favor, Public Hearing Expressing the District’s Intent to utilize the Uniform Method of Levying, Collection and Enforcing Non-Ad Valorem Assessments (197.3632), Resolution 2024-05, was approved 4-0.

B. Public Hearing Adopting the Fiscal Year 2025 Budget

Mr. Laughlin asked for a motion to open the public hearing to adopt the budget.

On MOTION by Mr. Leone, seconded by Mr. Beauchamp, with all in favor, Opening the Public Hearing, was approved 4-0.

Mr. Laughlin noted there were no members of the public present and asked for a motion to close the public hearing.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Closing the Public Hearing, was approved 4-0.

1. Consideration of Resolution 2024-06, Relating the Annual Appropriations and Adopting the Budget for Fiscal Year 2025

Mr. Laughlin stated there was not much change and very similar to last year’s budget. The annual audit has been added in. It is developer funded at this point so it is only collected if it is used. A Board member asked how much was spent last year. Mr. Laughlin noted currently they are at \$25k which is from October 2023 until now. More expenses are expected for upcoming FY25.

On MOTION by Mr. Leone, seconded by Mr. Beauchamp, with all in favor, Resolution 2024-06, Relating the Annual Appropriations and Adopting the Budget for Fiscal Year 2025, was approved 4-0.

FIFTH ORDER OF BUSINESS

Consideration of Budget Funding Agreement for Fiscal Year 2025

Mr. Laughlin stated this is the same as last year since it’s still developer contributions and will only be collected as needed. Mr. Haber noted it is an agreement that obligates to pay actual expenses and if the actual expenses are lower than the budget, the only obligation is to pay actual amounts needed and not the full budget amount.

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On MOTION by Ms. Acevedo, seconded by Mr. English, with all in favor, the Budget Funding Agreement for Fiscal Year 2025, was approved 4-0.

SIXTH ORDER OF BUSINESS Discussion of CDD Goals & Objectives

Mr. Laughlin stated a law was passed that the District has to come up with goals and objectives by October 1, 2024. GMS has been working with Counsel to come up with goals and objectives.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber had nothing to report but offered to answer any questions.

B. Engineer

Mr. Schaefer didn't call in. A Board member noted they went back to Bill on his report because he omitted the amenity from his Engineer's Report and that needs to be included as part of the funding so waiting on that amendment.

C. Manager – Discussion of Fiscal Year 2025 Meeting Schedule

Mr. Laughlin stated the Board agreed on the second Tuesday of the month at 10:00 a.m.

On MOTION by Mr. Beauchamp, seconded by Ms. Acevedo, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved 4-0.

EIGHTH ORDER OF BUSINESS Supervisor's Request and Public Comments

Mr. Laughlin noted no members of the public are present and no Supervisor comments.

NINTH ORDER OF BUSINESS Ratification of Funding Request No. 5

Mr. Laughlin presented funding request No. 5 in the amount of \$2,180.50. If there are no questions or comments, staff was seeking a motion to ratify requisition No. 5.

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On MOTION by Mr. English, seconded by Mr. Beauchamp, with all in favor, Funding Request No. 5, was ratified.

TENTH ORDER OF BUSINESS Financial Statements as of June 30, 2024

Mr. Laughlin presented the financial statements as of June 30th. No action is required by the Board.

ELEVENTH ORDER OF BUSINESS Next Scheduled Meeting – To Be Determined

Mr. Laughlin stated that the next scheduled meeting will be September 10 at 10:00 a.m. at the corner lot office.

TWELFTH ORDER OF BUSINESS Adjournment

Mr. Laughlin adjourned the meeting.

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

Signed by:

Daniel Laughlin

Secretary/Assistant Secretary

DocuSigned by:

George Leone

Chairman/Vice Chairman