

MINUTES OF MEETING
ACREE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Acree Community Development District was held Tuesday, February 11, 2025, at 10:12 a.m. at 1000 Riverside Avenue, Suite 600, Jacksonville, Florida.

Present and constituting a quorum:

George Leone	Chairman
William English	Supervisor
Matt Allen	Supervisor
Andre Green	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
Jeremy Wannamaker	Corner Lot

The following is a summary of the actions taken at the February 11, 2025, regular meeting of the Acree Community Development District Board of Supervisors.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:00 a.m. and called the roll. Four 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 January 14, 2025, Meeting**

Mr. Laughlin presented the minutes of the January 14, 2025, meeting and asked if there were any questions, comments, or revisions. The Board had no changes to the minutes.

On MOTION by Mr. English, seconded by Mr. Leone, with all in favor, the Minutes of the January 14, 2025, Meeting, were approved 4-0.

FOURTH ORDER OF BUSINESS**Public Hearing Imposing and Levying Master Special Assessments, Resolution 2025-06**

Mr. Laughlin stated that they could open the public hearing, close it, have a discussion, and approve the resolution afterward. Mr. Laughlin 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 4-0.

Mr. Laughlin stated that no public members were present and asked for a motion to close the public hearing.

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

Mr. Haber stated that the Board had already begun the assessment process by approving a resolution declaring assessments and setting a public hearing for that day. He noted there was a published notice in the newspaper with the resolution that declared a map and a sent email notice of that day's public hearing to the property owner. He added that the resolution had two exhibits: the Engineer's Report and an assessment methodology. Mr. Haber said that it was worth noting that this assessment methodology was a levying assessment and was the levying assessment of only the 139.63 acres that made up the map area. Mr. Haber stated that the proposed issuance of bonds and the remaining acreage within the CDD would not be subject to the assessments being levied by virtue of the resolution. The resolution makes issuing bonds the best interest of the District. He added that moving forward with the project described in the Engineer's Report and letting the assessments all are in the best interest. Mr. Haber pointed out that the amount of

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methodology was essentially the maximum amount of assessments that the CDD could impose on the property.

Mr. Haber noted that the project described in the Engineer's Report was not anticipated, and the assessment amount would be allocated to that property when the bonds were issued. Mr. Haber stated that they would issue the bonds and then determine the assessment level on the property at the same time the bonds were issued and when the bonds were sold. Mr. Haber was happy to answer any questions. Mr. Haber added that the exhibits were unchanged, except for some notable revisions to the methodology.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, the Public Hearing Imposing and Levying Master Special Assessments, Resolution 2025-06, was approved 4-0.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Auditing Services

Mr. Laughlin stated that this confirmed what the Audit Committee is. He noted they were looking for a motion to approve the proposal accepted by the Audit Committee.

On MOTION by Mr. English, seconded by Mr. Leone, with all in favor, the Proposals for Auditing Services, was approved 4-0.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated that at the last meeting the Board authorized the consideration of a boundary amendment. He added that he was working with the developer on the exhibit, but it had not been filed. He noted that once they had the necessary documents, they would get them filed. Mr. Haber said that the Board had approved the resolution that authorized the validation. Still, the earliest date for getting a Validation Hearing would be April 16, 2025, noting that he would be notified of any earlier openings.

B. Engineer

Mr. Laughlin noted the engineer was not in attendance.

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C. Manager

Mr. Laughlin had nothing to report.

SEVENTH ORDER OF BUSINESS

Supervisor's Request and Public Comments

Mr. Laughlin stated there were no supervisor's requests and no members of the public present.

EIGHTH ORDER OF BUSINESS

Consideration of Funding Request No. 11

Mr. Laughlin presented Funding Request No. 11, which totaled \$4,293.26. He asked for any questions. There being no questions, he asked for a motion to approve.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Funding Request No. 11, was approved 4-0.

NINTH ORDER OF BUSINESS

Financial Statements as of December 31, 2024

Mr. Laughlin presented the financial statements as of December 31, 2024, and asked if there were questions, comments, or discussions.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – March 11, 2025 @ 10:00 a.m.

Mr. Laughlin stated that the next scheduled meeting is March 11, 2025, at 10:00 a.m.

ELEVENTH 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:

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 Secretary/Assistant Secretary

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 Chairman/Vice Chairman