

MINUTES OF MEETING  
ACREE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Acree Community Development District was held Tuesday, April 8, 2025, at 10:15 a.m. at 1000 Riverside Avenue, Suite 600, Jacksonville, Florida.

Present and constituting a quorum:

George Leone	Chairman
William English	Supervisor
Shannon Acevedo	Supervisor
Andre Green	Supervisor

Also present:

Daniel Laughlin	District Manager
Wes Haber <i>by phone</i>	District Counsel
Bill Shaefer <i>by phone</i>	District Engineer
Justin Holmes	Corner Lot
Jeremy Wannamaker	Corner Lot

*The following is a summary of the actions taken at the April 8, 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 10:15 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 February 11, 2025, Meeting**

Mr. Laughlin presented the minutes of the February 11, 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 February 11, 2025, Meeting, were approved 4-0.

**FOURTH ORDER OF BUSINESS**

**Acceptance of the Minutes of the February 11, 2025, Audit Committee Meeting**

Mr. Laughlin presented the minutes of the February 11, 2025 Audit Committee meeting and asked if there were any questions, comments, or revisions. The Board had no changes to the minutes.

On MOTION by Ms. Acevedo, seconded by Mr. English, with all in favor, the Minutes of the February 11, 2025, Audit Committee meeting, were approved 4-0.

**FIFTH ORDER OF BUSINESS**

**Ratification of Audit Engagement Letter for Fiscal Year 2024 with Grau & Associates**

Mr. Laughlin stated this authorizes Grau & Associates to begin the audit and they have already signed the papers to make the deadline for the audit.

On MOTION by Mr. Green, seconded by Mr. English, with all in favor, the Audit Engagement Letter for Fiscal Year 2024 with Grau & Associates, was ratified.

**FIFTH ORDER OF BUSINESS**

**Discussion of Fiscal Year 2026 proposed Budget**

Mr. Laughlin stated they will approve the budget in the May meeting. During that process, they will approve a budget and 60 days later, they will adopt the budget. He noted they will need to move the July meeting back because there is not 60 days between the meetings.

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## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Haber stated they have the bond issuance meeting later in the month and everything seems to be on track for it.

#### **B. Engineer**

Mr. Schaefer stated he has sent out the pond allocation numbers.

#### **C. Manager – Discussion Regarding July meeting Date**

Mr. Laughlin stated the July meeting will need to be pushed back because there needs to be 60 days between the meetings. He asked the Board if everyone could attend the July 29, 2025 meeting. The Board agreed.

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Request and Public Comments**

There were no comments at this time.

## **EIGHTH ORDER OF BUSINESS**

### **Consideration of Funding Request No. 12 & No. 13**

Mr. Laughlin presented Funding Request No. 12, which totaled \$4,041.05 and Funding Request No. 13, which totaled \$4,029.15. He asked for any questions. There being no questions, he asked for a motion to approve.

On MOTION by Mr. Leone, seconded by Ms. Acevedo, with all in favor, Funding Request No. 12 & No. 13, was approved 4-0.

## **NINTH ORDER OF BUSINESS**

### **Financial Statements as of February 28, 2025**

Mr. Laughlin presented the financial statements as of February 28, 2025, and asked if there were questions, comments, or discussions.

## **TENTH ORDER OF BUSINESS**

### **Next Scheduled Meeting – May 13, 2025 @ 10:00 a.m.**

Mr. Laughlin stated that the next scheduled meeting is May 13, 2025, at 10:00 a.m.

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**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:

*Daniel Laughlin*

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Secretary/Assistant Secretary

DocuSigned by:

*George Leone*

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Chairman/Vice Chairman