MINUTES OF MEETING
ACREE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Acree Community Development District was held Tuesday, July 29, 2025, at 10:09 a.m. at 1000 Riverside Avenue, Suite 600, Jacksonville, Florida.

Present and constituting a quorum:

George Leone	Chairman
Shannon Acevedo	Vice Chairman
Matt Allen	Supervisor
Andre Green	Supervisor
Justin Holmes	Supervisor

Also present:

Daniel Laughlin	District Manager
Wes Haber *by phone*	District Counsel
Bill Schaefer *by phone*	District Engineer
Jeremy Wannamaker	Corner Lot

The following is a summary of the actions taken at the July 29, 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 that no members of the public were present.

THIRD ORDER OF BUSINESS Organizational Matters

A. Acceptance of Resignation from Supervisor English

Mr. Laughlin presented the resignation from Mr. English. Mr. Laughlin noted that Mr. English had resigned from both Boards, and they needed to accept his resignation.

> On MOTION by Mr. Leone, seconded by Mr. Green, with all in favor, Resolution 2025-09 was approved 3-0.

B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2026)

Mr. Laughlin stated that they needed an appointment to fill the Supervisor's seat until 2026. He asked if anyone had anybody in mind. Mr. Laughlin discussed filling in the landowner's seat and noted that it could be anyone at this point. He added that if they appointed someone now, that person could be sworn in before the next meeting and count toward the quorum. If they waited until the next meeting, the appointment wouldn't count toward the quorum until after the meeting was opened and the appointment had been made. Mr. Justin Holmes was elected.

> On MOTION by Mr. Green, seconded by Mr. Leone, with all in favor, the Appointment of Justin Holmes to Fill Unexpired Term of Office (11/2026) was approved 3-0.

C. Oath of Office for Newly Appointed Supervisor

Mr. Laughlin stated that the Board had approved Mr. Justin Holmes. Mr. Laughlin stated that Mr. Holmes had completed the oath.

D. Election of Officers, Resolution 2025-09

Mr. Laughlin stated that they had gone over Resolution 2025-09 for the officer elections. It was noted that Mr. Leone remained as Chair, Ms. Acevedo continued as Vice Chair, and Mr. Holmes was added as an assistant secretary, and the other officers remained unchanged.

> On MOTION by Mr. Leone, seconded by Mr. Green, with all in favor, Resolution 2025-09 Election of Officers as slated above, was approved 4-0.

FOURTH ORDER OF BUSINESS **Consideration of Minutes of the May 13, 2025, Meeting**

Mr. Laughlin presented the minutes of the May 13, 2025, meeting and asked if there were any questions, comments, or revisions. The Board had no changes to the minutes.

> On MOTION by Mr. Leone, seconded by Mr. Green, with all in favor, the Minutes of the May 13, 2025, Meeting, were approved 4-0.

FIFTH ORDER OF BUSINESS **Consideration of Interlocal Agreement with Duval County Property Appraiser and Duval County Tax Collector for Uniform Collection**

Mr. Laughlin stated that the Board had considered an interlocal agreement with the Duval County property appraiser and tax collector for uniform collection. He explained that the agreement would allow assessments to be collected through the county tax roll when the District is ready, without obligating immediate use. It was confirmed that it simply preserved the option for future collection.

> On MOTION by Mr. Leone, seconded by Mr. Green, with all in favor, the Interlocal Agreement with Duval County Property Appraiser and Duval County Tax Collector for Uniform Collection was approved 5-0.

SIXTH ORDER OF BUSINESS **Public Hearing Adopting the Budget for Fiscal Year 2026**

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

> On MOTION by Mr. Leone, seconded by Mr. Green with all in favor, Opening the Public Hearing, was approved 5-0.

Mr. Laughlin asked for any public comments. Hearing no comments, Mr. Laughlin stated they needed a motion to close the public hearing.

> On MOTION by Mr. Leone, seconded by Ms. Acevedo, with all in favor, Closing the Public Hearing, was approved 5-0.

A. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Mr. Laughlin stated that the Board had approved Resolution 2025-08 to adopt the FY26 budget, which was identical to last year's budget with no changes. He noted that the actual spending for the first half of the year was just under $50,000, with most of it allocated to staff time and contracts, resulting in a total of $49,000 spent out of the $131,000 budget.

> On MOTION by Mr. Leone, seconded by Ms. Acevedo, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026, was approved. 5-0.

SEVENTH ORDER OF BUSINESS **Consideration of Budget Funding Agreement for Fiscal Year 2026**

Mr. Laughlin explained that, like last year for Fiscal Year 2025, those items were only collected as needed, and payments were made as invoices went out.

> On MOTION by Mr. Leone, seconded by Mr. Greene, with all in favor, the Budget Funding Agreement for Fiscal Year 2026, was approved 5-0.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

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

B. Engineer

Mr. Schaefer had nothing to report but could answer any questions.

C. Manager

1. Discussion of Fiscal Year 2026 Meeting Schedule

Mr. Laughlin stated that the Board had discussed the meeting schedule for Fiscal Year 2026. Mr. Laughlin added that they were initially set for the second Tuesday of each month at 10:00 a.m., but Board members wanted fewer meetings. Mr. Laughlin and the Board discussed options such as quarterly or every other month. In the end, they agreed to skip December and hold meetings in October, January, March, May, July, and September with the flexibility to cancel if the agendas were light or to add extra meetings if something unexpected arose, such as a bond issuance.

On MOTION by Mr. Leone, seconded by Ms. Acevedo, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved. 5-0.

2. Report on the Number of Registered Voters

Mr. Laughlin stated that there were currently no registered voters.

NINTH ORDER OF BUSINESS Supervisor's Request and Public Comments

There were no members of the public present, and there were no supervisor requests.

TENTH ORDER OF BUSINESS Financial Statements as of July 31, 2025

Mr. Laughlin presented the financial statements as of July 31, 2025, and asked if there were questions, comments, or discussions.

ELEVENTH ORDER OF BUSINESS Ratification of Funding Request No. 15 & No. 16

Mr. Laughlin stated that the funding requests #15 for $4,010.00 and #16 for $5,800.04 had been reviewed, and there were no questions or comments. A motion was made to ratify both requisitions.

On MOTION by Mr. Leone, seconded by Mr. Green, with all in favor, Funding Requests #15 & #16, were ratified 5-0.

TWELFTH ORDER OF BUSINESS Consideration of Funding Request No. 17

Mr. Laughlin stated that the Board had considered funding request #17 for $4,008.10.

On MOTION by Mr. Leone, seconded by Ms. Acevedo, with all in favor, Funding Request #17, was approved. 5-0.

THIRTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – October 14, 2025 @ 10:00 a.m.**

Mr. Laughlin stated that they had discussed the meeting schedule and had agreed to cancel the August 12th meeting since no bond-related items were expected. Mr. Laughlin noted the September 9th date but decided the next meeting would be held on October 14th at 10:00 a.m., with the option to schedule a special meeting.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

Mr. Laughlin adjourned the meeting.

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

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

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George Leone
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Chairman/Vice Chairman