

MINUTES OF MEETING
ACREE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Acree Community Development District was held Tuesday, October 14, 2025, at 10:03 a.m. at 1000 Riverside Avenue, Suite 600, Jacksonville, Florida.

Present and constituting a quorum:

Shannon Acevedo	Vice Chairman
Andre Green	Supervisor
Justin Holmes	Supervisor

Also present:

Daniel Laughlin	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock

The following is a summary of the actions taken at the October 14, 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 10:03 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

Consideration of Minutes of the July 29, 2025, Meeting

Mr. Laughlin presented the minutes of the July 29, 2025, meeting and asked if there were any questions, comments, or revisions. The Board had no changes to the minutes.

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On MOTION by Mr. Green, seconded by Ms. Acevedo, with all in favor, the Minutes of the July 29, 2025, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Audit Engagement Letter with Grau & Associates

Mr. Laughlin stated that this will allow them to begin the audit for Fiscal Year 2025, which ended in September. He noted that this is the company the Board had selected when we did the audit committee and stated that it is a basic document each year. He asked for a motion to approve the audit engagement letter.

On MOTION by Ms. Acevedo, seconded by Mr. Green, with all in favor, the Audit Engagement Letter with Grau & Associates, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

B. Engineer

Mr. Laughlin stated that he has not heard anything from the engineer in a while and is not sure if there are any plans or what the bond issuance or the starting of anything is and stated that they can start the process pretty quickly. He added that he sent out some draft versions but has not heard any confirmation of it being finalized.

C. Manager – Review of Fiscal Year 2025 Goals & Objectives

Mr. Laughlin stated the only thing he has is the review of the Fiscal Year 2025 Goals and Objectives and that they satisfied all of them. He noted that since the infrastructure never got built, He was unsure if that is no longer applicable or it was achieved in the fact that there is nothing to expect. He stated that they will check all the boxes that were completed and post it to the website, which is the requirement.

SIXTH ORDER OF BUSINESS

Supervisor’s Request and Public Comments

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

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SEVENTH ORDER OF BUSINESS

Financial Statements as of August 31, 2025

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

EIGHTH ORDER OF BUSINESS

Ratification of Funding Request No. 18

Mr. Laughlin stated that the Funding Request No. 18 for \$14,416.29 had been reviewed, and there were no questions or comments. A motion was made to ratify both requisitions.

On MOTION by Ms. Acevedo, seconded by Mr. Green, with all in favor, Funding Request No. 18, was ratified.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – January 13, 2025 @ 10:00 a.m.

Mr. Laughlin stated that the next scheduled meeting isn't until January 13th so if anything does come up between now and then as far as wanting to move forward with bond stuff, they can schedule a special meeting.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Laughlin adjourned the meeting.

On MOTION by Mr. Green, seconded by Ms. Acevedo, 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