

**MINUTES OF MEETING  
YARBOROUGH LANE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Yarborough Lane Community Development District was held on Thursday, **July 13, 2023**, at 10:40 a.m. at Highland Homes Offices, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Garret Parkinson	Assistant Secretary
Jeff Shenefield	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVV Law
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chase Arrington	District Engineer, Dewberry

*The following is a summary of the discussions and actions taken at the July 13, 2023 Yarborough Lane Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 10:40 a.m. Four Supervisors were present at the meeting constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present and no members of the public joining via Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 11, 2023  
Board of Supervisors Meeting**

July 13, 2023

Yarborough Lane CDD

Ms. Burns presented the minutes of the May 11, 2023 Board of Supervisors meetings to the Board. She asked for any questions, comments, or corrections to the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Walsh seconded by Mr. Andrade, with all in favor, the Minutes of the May 11, 2023 Board of Supervisors Meetings, were approved.

**FOURTH ORDER OF BUSINESS                      Public Hearing**

**A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget**

Ms. Burns stated that the public hearing was advertised in the paper. She asked for a motion to open the public hearing.

On MOTION by Mr. Andrade seconded by Mr. Parkinson, with all in favor, Opening the Public Hearing, was approved.

**i. Consideration of Resolution 2023-04 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds**

Ms. Burns stated this budget has not changed other than updating the actuals for the current year. This budget will be developer funded and is largely admin expenses. We did include a small field contingency in the case we need it but do not anticipate using that. She noted the expenses will only be billed as incurred.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Resolution 2023-04 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds, was approved.

**ii. Consideration of Fiscal Year 2023/2024 Developer Funding Agreement**

Ms. Burns stated under the terms of this agreement, Clayton Properties Group will fund the operations and maintenance of the District based on the budget that the Board just adopted.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Consideration of Fiscal Year 2023/2024 Developer Funding Agreement, was approved.

July 13, 2023

Yarborough Lane CDD

Ms. Burns stated there are no members of the public present at this time. She asked for a motion to close the public comment period.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Closing the Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05  
Designation of Regular Monthly Meeting  
Date, Time, and Location for Fiscal Year 2024**

Ms. Burns noted that their monthly meetings will be on the same date and time and staff will look for an alternate location as well so if that works for the Board.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Resolution 2023-05 Designation of Regular Monthly Meeting Date and Time for Fiscal Year 2024 and authorize chair to work with District staff to select a location, was approved.

**SIXTH ORDER OF BUSINESS**

**Acceptance of the Fiscal Year 2022 Audit Report**

Ms. Burns stated page 26 of the agenda starts the report to management. She noted this was a clean audit with no findings and no instances of noncompliance. She asked for any questions, otherwise looking for a motion to accept.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry stated that she had nothing to report.

**B. Engineer**

Mr. Malave stated that he had nothing to report.

**C. District Manager’s Report**

**i. Approval of Check Register**

July 13, 2023

Yarborough Lane CDD

Ms. Burns presented the check register from April through the end of May totaling \$5,166.18 and asked for any questions. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns noted that the financial statements were included in the agenda package for informational purposes. There is no action necessary from the Board.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

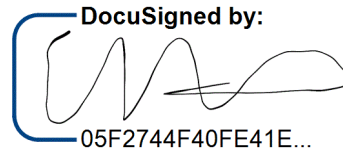
**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the meeting was adjourned.

*Jill Burns*

Secretary/Assistant Secretary

DocuSigned by:  


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Chairman/Vice Chairman