

**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, **June 13, 2024**, at 10:30 a.m. at the Offices of Highland Homes, 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
Kareyann Ellison	Appointed Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, Kilinski Van Wyk
Patrick Collins	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry

*The following is a summary of the discussions and actions taken at the June 13, 2024 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 10:33 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 April 11, 2024  
Board of Supervisors Meeting**

June 13, 2024

Yarborough Lane CDD

Ms. Burns presented the minutes of the April 11, 2024 Board of Supervisors meeting. She asked for any questions, comments, or corrections to the minutes. Hearing none.

On MOTION by Mr. Walsh seconded by Mr. Andrade, with all in favor, the Minutes of the April 11, 2024 Board of Supervisors Meetings, were approved.

**FOURTH ORDER OF BUSINESS**

**Presentation and Approval of Supplemental Engineer’s Report** *(to be provided under separate cover)*

Ms. Burns stated this will be tabled until the Engineer’s Report is received.

**FIFTH ORDER OF BUSINESS**

**Presentation and Approval of Supplemental Assessment Methodology Report** *(to be provided under separate cover)*

Ms. Burns noted this will be tabled until the Engineer’s Report is received.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03 Revised Delegation Resolution (Series 2024 Project) Repealing and Replacing Delegation Resolution 2022-40**

Ms. Burns stated this will be tabled until the Engineer’s Report is received.

**SEVENTH ORDER OF BUSINESS**

**Updated Ancillary Documents for Series 2024 Project Bonds**

- A. True-Up Agreement**
- B. Collateral Assignment Agreement**
- C. Completion Agreement**
- D. Acquisition Agreement**
- E. Declaration of Consent**
- F. Notice of Special Assessments**
- G. Consideration of Resolution 2024-04 Revised Delegated Supplemental Assessment Resolution (Series 2024 Project) Repealing and Replacing Resolution 2022-41**

Ms. Burns stated this will be tabled until the Engineer’s Report is received.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Underwriter Services Letter for Series 2024 Bonds from FMS**

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Ms. Burns stated this is their engagement letter for this series of bonds.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Underwriter Services Letter for Series 2024 Bonds from FMS, was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05  
Appointing Assistant Secretary**

Ms. Burns noted this would appoint Kareyann Ellison as an Assistant Secretary.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-05 Appointing Kareyann Ellison as an Assistant Secretary, was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Gentry reminded the Board of Form 1, first amendment auditors, and ethics training requirements.

**B. Engineer**

Mr. Malave asked for confirmation of the number of units in Phase 1. Ms. Burns confirmed there are 238 units.

**C. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register from June 1, 2023 through May 1, 2024. She offered to answer any questions from the Board.

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

**ii. Balance Sheet & Income Statement**

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

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**iii. Presentation of Number of Registered Voters – 0**

Ms. Burns stated there are currently zero registered voters in the District.

**ELEVENTH ORDER OF BUSINESS      Other Business**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS      Ethics Training**

The Board participated in the ethics training required by Florida statute.

**THIRTEENTH ORDER OF BUSINESS      Supervisors    Requests    and    Audience  
Comments**

There being no comments, the next item followed.

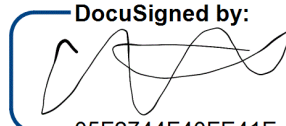
**FOURTEENTH ORDER OF BUSINESS      Continuation of Meeting to June 19, 2024 at  
11:00 a.m.**

Ms. Gentry noted items IV through VII on the agenda will be continued to June 19, 2024 at 11:00 a.m.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the meeting will be continued to June 19, 2024.

*Jill Burns*

Secretary/Assistant Secretary

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Chairman/Vice Chairman