

**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, November 14, 2024**, at 10:11 a.m. at Highland Homes Offices, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

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| Milton Andrade | Chairman |
| Brian Walsh | Vice Chairman |
| Garret Parkinson | Assistant Secretary |
| David Adams | Assistant Secretary |
| Kareyann Ellison | Assistant Secretary |

Also, present were:

| | |
|------------------------------|------------------------------------|
| Jill Burns | District Manager, GMS |
| Katie McDaniel | |
| Patrick Collins | District Counsel, Kilinski Van Wyk |
| Lauren Gentry <i>by Zoom</i> | District Counsel, Kilinski Van Wyk |
| Ray Malave <i>by Zoom</i> | District Engineer, Dewberry |
| Joey Duncan <i>by Zoom</i> | District Engineer, Dewberry |

The following is a summary of the discussions and actions taken at the November 14, 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 10:11 a.m. Five 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

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

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Ms. Burns noted that the newly elected Board members were administered their oaths of office prior to the start of the meeting and the next item followed.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns presented the results of the Landowners' Election that was held on November 5, 2024. The results can also be found in the agenda package. She offered to answer any Board questions. Hearing no questions, there was a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Ms. Burns noted that anytime there is a Landowners' Election the Board needs to appoint new officers.

D. Consideration of Resolution 2025-02 Electing Officers

Ms. Burns stated previously Mr. Andrade was Chairman and Mr. Walsh served as Vice Chairman while the other three Board members serves as Assistant Secretaries along with George Flint from the GMS office and she served as Secretary. She then asked if the Board wanted to keep that same slate officers. They agreed and there was a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the July 11, 2024
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the July 11, 2024 Board of Supervisors meeting. She asked for any questions, comments, or corrections to the minutes. Hearing none there was a motion of approval.

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

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-03
Ratifying Series 2024 Project Bonds**

Ms. Burns noted that the District closed on the Series 2023 Project Bonds on August 14, 2024 and this resolution ratifies, confirms, and approves all actions taken by District staff and officers in coordination with the closing of the bonds.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2025-03 Ratifying Series 2024 Project Bonds, was approved.

SIXTH ORDER OF BUSINESS**Ratification of Disclosure of Public Financing**

Ms. Burns stated that this document was recorded to put property owners on notice of the bond issuance that was recently closed, and they will now be able to find that in public records. She offered to answer any Board questions before asking for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Disclosure of Public Financing, was ratified.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-04
Authorizing the Publication of Legal
Advertisements and Public Notices on a
Publicly Accessible Website in Polk County**

Ms. Burns presented the resolution stating that this will allow the District to utilize the Polk County notice website rather than advertising in the local newspaper. A notice will be placed in the paper to make members of the public aware that the District will no longer be using the newspaper and will be advertising on the website moving forward. This saves the District in operating costs. There were no questions from the Board and there was a motion of approval.

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On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-04 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

EIGHTH ORDER OF BUSINESS

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

Ms. Burns noted that this was part of a multi-year contract with Grau & Associates and there is a not-to-exceed amount placed at \$4,900. She also noted that this has already been executed by staff and they are just looking for a ratification of that execution.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2024 Audit Services with Grau & Associates NTE \$4,900, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had no report for the Board and offered to answer any questions.

B. Engineer

i. Ratification of Work Authorization 2205-01 for District Engineering Services

Mr. Malave noted the work authorization submitted for the new year and asked for a ratification of that from the Board. There were no other questions for the District Engineer and the next item followed.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Work Authorization 2025-01 for District Engineering Services, was ratified.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register to the Board from August 29, 2024 through November 8, 2024 totaling \$18,332.25. She offered to answer any questions. There being no questions, there was a motion of approval.

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

ii. Balance Sheet & Income Statement

Ms. Burns noted the financial statements through September 30th were included in the agenda package for review. These are for informational purposes. There is no action necessary from the Board.

iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24

Ms. Burns reminded the Board to complete their ethics training by the end of the year.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

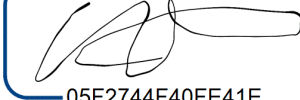
There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Jill Burns
Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman