

**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, April 10, 2025**, at 10:35 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
Kareyann Ellison	Assistant Secretary
Brent Elliott	Appointed as Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Katie O'Rourke	District Manager, GMS
Lauren Gentry	District Counsel, Kilinski Van Wyk
Rey Malave <i>via Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>via Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>via Zoom</i>	District Engineer, Dewberry

The following is a summary of the discussions and actions taken at the April 10, 2025 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 10:35 a.m. Four Supervisors were present 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.

April 10, 2025

Yarborough Lane CDD

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of David S. Adams (Seat #3)

Ms. O'Rourke asked for acceptance of resignation from David Adams from Seat #3.

On MOTION by Mr. Andrade seconded by Mr. Walsh, with all in favor, the Acceptance of Resignation of David Adams (Seat #3), were approved.

B. Appointment to Fill Vacant Board Seat #3

Ms. O'Rourke asked for a nomination for Seat #3. Mr. Walsh nominated Brent Elliott.

On MOTION by Mr. Walsh seconded by Mr. Andrade, with all in favor, the Nomination of Brent Elliott to Seat #3, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns administered the oath of office to Brent Elliott.

D. Consideration of Resolution 2025-05 Appointing an Assistant Secretary

Ms. O'Rourke stated this resolution appoints Brent Elliott as an Assistant Secretary.

On MOTION by Mr. Walsh seconded by Mr. Andrade, with all in favor, Resolution 2025-05 Appointing Brent Elliott as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the November 5, 2024
Landowners Meeting and November 14, 2024
Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the November 5, 2024 Landowners meeting and the November 14, 2024 Board of Supervisors meeting. Unless there are any edits or comments, she is looking for a motion to approve both sets of minutes.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Minutes of the November 5, 2024 Landowners Meeting and November 14, 2024 Board of Supervisors Meeting, was approved

April 10, 2025

Yarborough Lane CDD

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-06
Approving the Proposed Fiscal
Year 2025/2026 Budget (Suggested Date: July
10, 2025) and Setting the Public Hearing on
Adoption of the Fiscal Year 2025/2026 Budget**

Ms. O'Rourke presented Resolution 2025-06. The budget is attached to the resolution as exhibit A. This budget is developer funded so will only be billed as cost incurred. She asked if July 10, 2025 for the hearing date would work for the Board. She offered to take any questions regarding the budget, otherwise looking for a motion to approve and set the public hearing. Ms. Burns asked if the Board wanted to change the lump sum field contingency to \$500,000 instead of \$250,000. The Board elected to leave it at \$250,000.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-06 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing on Adoption of the Fiscal Year 2025/2026 Budget for July 10, 2025, was approved.

SIXTH ORDER OF BUSINESS**Ratification of Conflict Waiver**

Ms. Gentry stated as part of the extension of Yarborough Lane there is a dry drainage pond that will be constructed on Wind Meadows South CDD property. Her firm also represents Wind Meadows South so they require a conflict waiver because they don't think there is any ethical conflict to prevent them from representing both parties. The waiver has Yarborough Lane's signature. She asked for ratification of that and for all the negotiations of that.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Conflict Waiver, was ratified.

SEVENTH ORDER OF BUSINESS**Ratification of 2025 Data Sharing & Usage
Agreement with Polk County Property
Appraiser**

Ms. O'Rourke noted this item is a required agreement with the Polk County Property Appraisers office allowing the District to collect assessments on the tax bill. It is the annual renewal and has already been executed. She asked for a motion to ratify.

April 10, 2025

Yarborough Lane CDD

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of 2025 Contract Agreement with Polk County Property Appraiser

Ms. O'Rourke noted this item is a required agreement with the Polk County Property Appraisers office allowing the District to collect assessments on the tax bill. It is the annual renewal and has already been executed. She asked for a motion to ratify.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry updated the Board on legislative bills that could impact CDDs and the stormwater pond issue with Wind Meadows South.

B. Engineer

Mr. Malave had nothing to report but offered to take any questions.

C. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register totaling \$62,680 and noted it has been reviewed for accuracy. She offered to take any questions, or a motion to approve.

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

ii. Balance Sheet & Income Statement

Ms. O'Rourke noted the next item is the balance sheet & income statement. There is no action required by the Board.

April 10, 2025

Yarborough Lane CDD

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

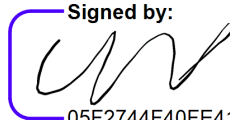
Ms. O'Rourke asked for a motion to adjourn.

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