

**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 10, 2025**, at 10:32 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	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Lauren Gentry <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <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 July 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 10:32 a.m. Five 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.

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THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 10, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 10, 2025, Board of Supervisors meeting. Unless there are any edits or comments, she is looking for a motion to approve the minutes.

On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, the Minutes of April 10, 2025 Board of Supervisors Meeting, were approved

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

Ms. Burns asked for a motion from the Board to open the public hearing on the adoption of the Fiscal Year 2025/2026 budget.

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

i. Consideration of Resolution 2025-07 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Burns presented Resolution 2025-07 adopting the District's Fiscal Year 2025/2026 budget and appropriating funds to the Board. She stated that the budget on the agenda has not changed since the prior meeting other than updating the actuals. She noted that this budget will be developer funded and the invoices are only billed as they are accrued.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-07 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2025/2026 Developer Funding Agreement

Ms. Burns presented the Fiscal Year 2025/2026 Developer Funding Agreement to the Board. She stated that this agreement is with Clayton Properties Group. She noted that this entity will fund the operations and maintenance of the District based on the budget.

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On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2025/2026 Developer Funding Agreement, was approved.

iii. Consideration of Resolution 2025-10 Enforcing Debt Service Special Assessment and Certifying an Assessment Roll

Ms. Burns presented Resolution 2025-10 enforcing debt service special assessment and certifying an assessment roll to the Board. She stated that there are assessments due this year that need to be collected. They are just certifying the debt assessments for collection again. She noted that this resolution is for certifying that debt for collection.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-10 Enforcing Debt Service Special Assessment and Certifying and Assessment Roll, was approved.

Ms. Burns asked the Board for a motion to close the public hearing.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08 Setting a Public Hearing on the Adoption of Amenity Rules & Rates

Ms. Burns presented Resolution 2025-08 setting a public hearing on the adoption of amenity rules and rates to the Board. She suggested setting the public hearing for September 11, 2025, at 10:30 a.m. She noted that there is not enough time to advertise for the August meeting but there is plenty of time before the amenity opens. Ms. Burns stated that the October meeting will take place on October 9, 2025, at 10:45 a.m.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2025-08 Setting Public Hearing on the Adoption of Amenity Rules and Rates, was approved.

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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-09
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2025/2026**

Ms. Burns presented Resolution 2025-09 designation of a regular monthly meeting date, time and location for Fiscal Year 2025/2026 to the Board. She stated that the proposed time and date of this resolution is the second Thursday of the month at 10:45 a.m.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Resolution 2025-09 Designation of a Regular Monthly Meeting Date, Time and Location for Fiscal Year 2025/2026, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Audit Report

Ms. Burns presented the Fiscal Year 2024 Audit Report to the Board. She stated that there were no instances of non-compliance and there were no findings. She noted that it was considered a clean audit and was submitted to the state by June 30, 2025, deadline.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Burns noted that there was a change to Florida Statute that requires CDD's to adopt annual goals and objectives. She stated that the first item they have is the adoption of the Fiscal Year 2026 goals and objectives. She added that these are the same goals and objectives that the Board approved for 2025. Ms. Burns stated that approving these will comply with the statutory requirement for the upcoming year.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Adopting Fiscal Year 2026 Goals and Objectives, was approved.

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B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. Burns noted that they are on track to meet all the goals because there is a deadline and they might not meet between now and the end of the year. She stated that they are looking for authorization of the Chair to sign the form confirming that they have met those goals and submit to the state at the end of the fiscal year.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute, was approved.

NINTH ORDER OF BUSINESS

**Ratification of Cost Share Agreement
(Yarborough Lane Drainage Pond)**

Ms. Burns noted that they have ratification of the cost share agreement for Yarborough Lane Drainage Pond.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Cost Agreement (Yarborough Lane Drainage Pond), was ratified.

TENTH ORDER OF BUSINESS

Ratification of Construction Funding Agreement

Ms. Burns noted that they have ratification of the Construction Funding Agreement.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Construction Funding Agreement, was ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had no updates for the Board. He reminded the Board to submit their Form 1 by the end of the year.

B. Engineer

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

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C. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register totaling \$25,565.41 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. Parkinson, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated the next item is the balance sheet & income statement. There is no action required by the Board. She noted that these are through the month of May.

iii. Presentation of Number of Registered Voters – 0

Ms. Burns noted that they are required to determine the number of registered voters in the District as of April 15, 2025, and there are no registered voters within this community.

TWELFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

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


There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adjourn.

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


Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman