

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

The regular meeting of the Board of Supervisors of the Yarrowborough Lane Community Development District was held on **Thursday, October 9, 2025**, at 10:45 a.m. at Highland Homes Offices, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Milton Andrade	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	District Counsel, Kilinski Van Wyk
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 October 9, 2025, Yarrowborough 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 10:45 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.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 11, 2025 Board of Supervisors Meeting**

October 9, 2025

Yarborough Lane CDD

Ms. Burns presented the minutes from the September 11, 2025, Board of Supervisors meeting. She asked the Board if there were any questions or comments. There were no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Mr. Parkinson, with all in favor, the Minutes of September 11, 2025 Board of Supervisors Meeting, were approved

#### **FOURTH ORDER OF BUSINESS**

#### **Public Hearing**

##### **A. Public Hearing on the Adoption of District Amenity Policies and Rates**

Ms. Burns asked for a motion to open the public hearing on the adoption of District Amenity Policies and Rates.

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

##### **i. Consideration of Resolution 2026-01 Adopting Amenity Policies and Rates for the District**

Ms. Burns presented Resolution 2026-01. She stated the resolution establishes standard amenity policies based on the facilities planned for the District, including a swimming pool, playground, lakes and ponds, and a rentable meeting space. The Board discussed the proposed rental structure, ultimately agreeing on a \$500 refundable deposit and a \$250 rental fee, with flexibility to increase up to \$1,000 without re-advertising if needed. The policies also include a \$2,500 annual non-resident user fee and a \$30 fee for replacement access cards. Staff confirmed that all access cards are tracked, deactivated when reported lost, and reissued as needed to maintain security.

On MOTION by Mr. Elliott, seconded by Mr. Parkinson, with all in favor, Resolution 2026-01 Adopting Amenity Policies and Rates for the District, was approved.

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

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**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Arbitrage  
Rebate Services for Series 2024 Project Bonds  
from AMTEC**

Ms. Burns presented the proposal for Arbitrage Rebate Services for Series 2024 Project Bonds from AMTEC. She stated the report is required under the trust is \$450 a year.

On MOTION by Mr. Elliott, seconded by Mr. Parkinson, with all in favor, the Proposal for Arbitrage Rebate Services for Series 2024 Project Bonds from AMTEC, was approved.
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**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Collins had no updates for the Board but offered to answer any questions.

**B. Engineer**

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

**C. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns presented the check register and noted it's included in the packet. She offered to take any questions, otherwise looking for a motion to approve.

On MOTION by Mr. Elliott, seconded by Ms. Ellison, with all in favor, the Check Register, was approved.
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**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.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

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**EIGHTH ORDER OF BUSINESS**

**Supervisors    Requests    and    Audience  
Comments**

There being no comments, the next item followed.


**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Elliott, seconded by Ms. Ellison, with all in favor, the meeting was adjourned.
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Jill Burns  
Secretary/Assistant Secretary

Signed by:  
  
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Chairman/Vice Chairman