

**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, December 11, 2025**, at 10:45 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
Kareyann Ellison	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Allen Bailey	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the December 11, 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 10:58 a.m. Three 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 October 9, 2025  
Board of Supervisors Meeting**

Ms. Burns presented the minutes from October 9, 2025 Board of Supervisors meeting. She asked the Board if there were any questions or comments. There were no changes to the minutes.

December 11, 2025

Yarborough Lane CDD

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of October 9, 2025 Board of Supervisors Meeting, were approved

**FOURTH ORDER OF BUSINESS                      Public Hearing**

**A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District**

Ms. Burns asked for a motion to open the public hearing. She stated that the public hearing had been advertised as required by Florida statutes.

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

**i. Consideration of Resolution 2026-02 Adopting Amended and Restated Rules of Procedure for the District**

Ms. Burns stated the resolution was included in the package for review. She noted that these rules have not changed since the Board saw them at the last meeting.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2026-02 Adopting Amended and Restated Rules of Procedure for the District, was approved.

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

**FIFTH ORDER OF BUSINESS                      Staff Reports**

**A. Attorney**

Mr. Collins had nothing to report.

**B. Engineer**

Mr. Arrington had nothing to report.

**C. District Manager’s Report**

Ms. Burns presented the Data Sharing and Usage Agreement with the Polk County Property Appraiser and asked the Board to approve the agreement.

December 11, 2025

Yarborough Lane CDD

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

**i. Approval of Check Register**

Ms. Burns presented the check register and stated it is included in the package for Board review.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns presented the balance sheet & income statement. There is no action required by the Board.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**EIGHTH 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.

Jill Burns  
Secretary/Assistant Secretary

Signed by:  
  
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Chairman/Vice Chairman