

**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 9, 2026**, at 11:40 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Milton Andrade <i>by Zoom</i>	Chairman
Brian Walsh	Vice Chairman
Kareyann Ellison	Assistant Secretary
Garret Parkinson	Assistant Secretary
Brent Elliott	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, KVV Law
Matt Fisher	Field Manager, GMS
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the July 9, 2026, 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 11:40 a.m. Four Supervisors were present constituting a quorum, and One Supervisor attended via Zoom.

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 April 9, 2026
Board of Supervisors Meeting**

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Ms. Burns presented the minutes from April 9, 2026, 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. Walsh, seconded by Ms. Ellison, with all in favor, the Minutes of April 9, 2026 Board of Supervisors Meeting, were approved

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Opening the Public Hearing, were approved

i. Consideration of Resolution 2026-04 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns stated that there were still no members of the public present during the budget public hearing. She explained that Resolution 2026-04 for adopting the FY 2027 budget had been updated only to revise the landscaping proposal amount, increasing it from 85 to 105 because the received vendor proposals were higher than estimated. She noted this did not change the overall target assessment level because a developer contribution would offset the assessments to maintain a target of \$1,050.

Ms. Burns stated that the assessments were listed as \$1,050 for everything, with no change to the administrative portion, and that Phase Two was administrative-only. A Board Member noted the amount had been moved to \$1,250. She explained that they had been using \$1,050 because Brian had provided that number, then checked the materials and said the contribution could be adjusted downward if the Board wanted the amount to be \$1,250. Ms. Burns then confirmed the group was comfortable with the number

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2026-04 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, were approved

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ii. Consideration of Fiscal Year 2026/2027 Budget Deficit Funding Agreement

Ms. Burns stated that the next agenda item was the FY 2027 budget deficit funding agreement with Clayton Properties Group.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Fiscal Year 2026/2027 Budget Deficit Funding Agreement, was approved

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

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Closing the Public Hearing, were approved

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Opening the Public Hearing, were approved

i. Consideration of Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that Resolution 2026-05, imposing special assessments and certifying the assessment roll, was included for consideration. She explained that this was the District's first operations and maintenance assessment levy, and that it would impose the assessment the Board had just approved with the FY 2027 budget, along with the previously levied debt assessments.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Designation of Regular Monthly Meeting Date, Time and Location for Fiscal Year 2026/2027

Ms. Burns reviewed Resolution 2026-06, which designates the regular monthly meeting date, time, and location for FY 2027. She proposed meetings on the third Thursday of the month at 10:30, noting that the schedule had been adjusted from 15-minute spacing to 30-minute spacing between related District meetings, and said the time could be expanded if needed. She indicated they did not expect many residents for a while and suggested keeping the meeting time in the middle of the other scheduled District meetings.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-06 Designation of Regular Monthly Meeting Date, Time and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-07 Designation a Date, Time and Location for a Landowners' Meeting and Election (Thursday, November 12, 2026-Regular Meeting Date) (Seat #1, Seat #2 & Seat #3)

Ms. Burns stated Resolution 2026-07 would designate the date, time, and location for the landowners' election. The proposed election date was Thursday, November 12, 2026 at 10:30 a.m., at the same meeting location.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-07 Designation a Date, Time and Location for a Landowners' Meeting and Election on Thursday, November 12, 2026 (Seat #1, Seat #2 & Seat #3), was approved.

SEVENTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

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Ms. Burns stated that the Board was considering adoption of the FY 2027 goals and objectives, which were the same as the FY 2026 goals and objectives. She also explained that the action would authorize the chair to sign the final form once it was confirmed that the goals had been met.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Adoption of Fiscal Year 2027 Goals & Objectives and Approval of Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing to report.

B. Engineer

Mr. Arrington had nothing to report.

C. Field Managers Report

Mr. Fisher provided the field manager's report and said a photo supplement had been prepared showing site-review focal points, including plantings along Pond 6, the entry wall, sod installation, and monument plantings, all of which were described as looking good.

Mr. Fisher also gave an amenity construction update based on information from the project manager, Joseph. The amenity building had about 30 days left to complete construction and inspection as far as possible, including installation of the paver deck, trellis, and pool fencing. Pool plastering could not proceed until the landscaping around the pool was completed because that work was outside the construction scope. After the landscaping-related items were complete, the project would need about two additional weeks to finish. Ms. Burns and others discussed an estimated overall completion target of September.

The discussion then shifted to the amenity access system, with Ms. Burns suggesting that, if not too late, the District use Current Demands for the access system and cameras because that system already had call-down capability and could be installed quickly.

Mr. Bailey then reviewed landscaping proposals. Three bids were discussed: Yellowstone at approximately \$103,000, Floralawn at \$98,066, and Prince as the lowest at \$97,700. The

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proposals also included different palm-trimming and mulch pricing. Mr. Walsh indicated support for going with Prince.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Selecting Prince and Sons as the landscaping service vendor, was approved.

D. District Manager's Report

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. Walsh, seconded by Ms. Ellison, 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.

iii. Presentation of Number of Registered Voters

Ms. Burns noted there were 0 registered voters.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns stated that a field manager would be assigned soon because landscaping was expected to be installed in roughly 30 to 60 days. She stated someone would contact the appropriate parties in the next couple of weeks to coordinate turnover walks and related follow-up items.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Jill Burns
Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman