

**MINUTES OF MEETING  
BRADBURY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bradbury Community Development District was held Wednesday, **June 26, 2024** at 10:34 a.m. at 346 E. Central Ave. Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk  
Chuck Cavaretta  
Daniel Arnette

Vice Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Roy Van Wyk *by Zoom*  
Patrick Collins *by Zoom*  
Rey Malave *by Zoom*  
Chace Arrington *by Zoom*  
Joel Blanco

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Counsel, Kilinski Van Wyk  
District Engineer, Dewberry  
District Engineer, Dewberry  
Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present and no members joining via Zoom for the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes from the June 5, 2024  
Board of Supervisors Meeting**

Ms. Burns presented the minutes from June 5, 2024 Board of Supervisors meeting. She asked for any questions, comments, or corrections to those minutes. The Board had no changes to the minutes.

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On MOTION by Mr. Arnette, seconded by Ms. Schwenk, with all in favor, the Minutes from the June 5, 2024 Board of Supervisors meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Equipment Lease/Purchase Agreement for Playground Equipment and Pool Furniture.**

Ms. Burns stated this agreement is with HNB Property, LLC. She presented the quotes for both the playground equipment and pool furniture. She noted the annual payment would be \$54,144 annually. She also noted the budget they have is \$75,000 for this District.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Equipment Lease/Purchase Agreement for Playground Equipment and Pool Furniture, was approved.

**FIFTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report from AMTEC for Series 2023 Bonds**

Ms. Burns stated this report is required under the Trust Indenture to demonstrate that they do not earn more interest than they pay on the bonds.

On MOTION by Mr. Cavaretta, seconded by Ms. Schwenk, with all in favor, Accepting the Arbitrage Rebate Report from AMTEC for Series 2023 Bonds, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk stated they would work on getting the deeds recorded.

**B. Engineer**

Mr. Arrington had nothing new to report.

**C. Field Manager's Report**

Mr. Blanco presented the field manager's report. He noted that they started the recurring mows throughout the District. The vendor was advised to mow around mailbox/amenity area and that was completed. The wet check was completed as well as the adjustment of the watering schedules as they transition to rain season. They de-weeded the landscaping beds in all entrances

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including the walking trail by east Hinson entrance. They have been monitoring the easement at the east Hinson entrance. The landscaping beds have been installed at the pocket parks on Ambleside Drive. He added the sod installation is pending on Ambleside Drive. He reviewed the ponds. He stated the vendor was advised that the east portion of the pond on east Hinson needs to be sprayed and free of thriving weeds. He noted the field services are coordinating with vendor to spray miter ends and around outlets at several ponds.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns noted that the next item was approval of the check register, which is in the agenda package for review.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns noted that financial statements were included in the agenda packets for review. If anyone has any questions, she offered to answer those. There was no action necessary.

**SEVENTH ORDER OF BUSINESS Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS Adjournment**

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, the meeting was adjourned.

Jill Burns  
Secretary/Assistant Secretary

Signed by:  
Rennie Heath  
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Chairman/Vice Chairman