

**MINUTES OF MEETING
BRADBURY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bradbury Community Development District was held **Wednesday, February 19, 2025**, at 2:15 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Henley
Lindsey Roden
Rennie Heath

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Jill Burns
Savannah Hancock
Clayton Smith

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:15 p.m. and called roll. Three Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of the November 5, 2024,
Landowners' Meeting and the November 20,
2024, Board of Supervisors Meeting**

Ms. Burns presented the minutes from the November 5, 2024 landowners meeting and November 20, 2024 Board of Supervisors meeting and asked for any questions, comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Minutes of the November 5, 2024, Landowners and the November 20, 2024, Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated asked for any questions on the property appraiser agreements. Hearing no questions from the Board, she asked for a motion to approve.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Appraiser, was approved.

FIFTH ORDER OF BUSINESS

Consideration of 2025 Contract Agreement with Polk County Property Appraiser

On MOTION by Ms. Roden seconded by Ms. Henley, with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Smith presented the Field Manager's report and the proposal for Aquatic Maintenance Services. He stated overall everything is looking good and they are planning to start some molting projects. He noted due to some ponds getting overgrown, he brought proposals to help with that. He added the amenity building has started construction and they are continuing to keep an eye on it. He noted there were some parts of the dog park that have not been fixed, due to the orders still pending.

i. Consideration of Proposal for Aquatic Maintenance Services

Mr. Smith stated he has a quote from a vendor to have monthly maintenance on the dry ponds and one quote to disc the pond. To disc the pond for the whole year it is \$7,500 and for monthly maintenance on the dry ponds, it is \$13,200.

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Mr. Heath asked if it would be cheaper if they mow the pond every month rather than disc it. Mr. Smith stated they had started that; however, they ran into many issues with blades getting stuck. He added if they were able to, it might be slightly cheaper.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Proposal for Aquatic Maintenance Services, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register to the Board. She asked for any questions, comments, or concerns.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted the financial statements are included in the agenda package for review. If anyone has any questions, she offered to answer those.

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. Heath, seconded by Ms. Roden, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

Signed by:

Bobbie Henley

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Chairman/Vice Chairman