

**MINUTES OF MEETING
BRADBURY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bradbury Community Development District was held **Wednesday, March 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	Chairperson
Lindsey Roden	Vice Chairperson
Kristin Cassidy	Assistant Secretary
Jessica Spencer	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Monica Virgen	GMS
Katie O'Rourke	GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Rey Malave	District Engineer, Dewberry
Joey Duncan	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:15 p.m. and called roll. Four 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 Minutes from the February 19,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 19, 2025 Board of Supervisors meeting. She asked for any questions, comments, or corrections. The Board had no changes to the minutes.

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On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Minutes from the February 19, 2025 Board of Supervisors meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Setting a Public Hearing on the Adoption of Amenity Rules and Rates

Ms. Burns reviewed the resolution for the Board and suggested setting the public hearing on May 21, 2025 at 2:15 p.m.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Resolution 2025-04 Setting a Public Hearing on the Adoption of Amenity Rules and Rates on May 21, 2025 at 2:15 p.m., was approved.

On MOTION by Ms. Roden seconded by Ms. Spencer, with all in favor, Accepting the Transfer of Parcels from Phase 1 & 2, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing to report.

B. Engineer

Mr. Malave had nothing to report.

C. Field Manager's Report

Mr. Blanco reviewed the field manager's report for the Board.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns asked for approval of the check register.

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

ii. Balance Sheet & Income Statement

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

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

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

Signed by:

Bobbie Henley

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Chairman/Vice Chairman