

**MINUTES OF MEETING
BRADBURY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bradbury Community Development District was held on **Wednesday, June 18, 2025**, at 2:24 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
Jessica Spencer	Assistant Secretary
Kristin Cassidy	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Savannah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:24 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 of the May 21, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes from May 21, 2025, Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board made no changes to the minutes.

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On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Minutes from the May 21, 2025, Board of Supervisors meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07
Directing Chairman and District Staff to File
a Petition Amending the District Boundaries**

Ms. Burns stated they received word from the developer that there was a desire to remove 13.767 acres from the District and this resolution allows staff to collect the documents needed to close the deal. Ms. Roden asked why they were doing this. Ms. Burns stated she believes it will be used for another purpose.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-07, Directing Chairman and District Staff to File a Petition Amending the District Boundaries, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Boundary Amendment
Funding Agreement**

Ms. Burns stated the Boundary Amendment Funding Agreement is with CH DEV Bradbury, LLC and they will fund the costs associated with the boundary amendment.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Boundary Amendment Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

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

Ms. Burns stated the District must prove they are not earning more interest than they pay on the bonds.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Arbitrage Rebate Report for Series 2023 Bonds, was approved.

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SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hammock stated the standard reminder of the ethics training that is due at the end of the year and Form 1 are due by July 1.

B. Engineer

Mr. Malave had nothing to report.

C. Field Manager's Report

Mr. Blanco stated they have conducted landscaping reviews throughout the community and most of it is satisfactory. He noted the landscaping beds in all the entrances are thriving in the summer mons and the walking trail paths remain edged and free of weeds. He added they have noticed the mulch in the landscaping bed in the entrances and pocket parks appear discolored and missing in places and a vendor has been advised to schedule mulching in those areas. He noted there were three areas on the perimeter tract on Bradbury Road that had evidence of significant washout and believes this is due to the water collected on the flat road spilling over into the perimeter tract. A request was sent to the District Engineer on their recommendation to redirect the water. He added the field staff have continued to review the amenity areas throughout the district with many amenity areas remaining in progress.

D. District Manager's Report**i. Approval of Check Register**

Ms. Burns stated that the financial statements were included in the package. She said that they had been reviewed for accuracy and was happy to answer any questions.

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

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iii. Reminder to Board to File Form 1's by the July 1, 2025 Deadline

Ms. Burns reminded the Board to file their Form 1s by July 1, 2025 and complete the four hours of required ethics training by the end of the year.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

Jill Burns

Secretary/Assistant Secretary

Signed by:

Bobbie Shockley

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Chairman/Vice Chairman