

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, September 27, 2022 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Richard Ray	Chairman
John Holmes	Vice Chairman
Will Cellar	Supervisor
John Hewins	Supervisor
Chris Price	Supervisor

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel (by phone)
Bradley Weeber	District Engineer (by phone)
Marcy Pollicino	Vesta Property Services
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the September 27, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 26, 2022 Meeting

There were no comments on the minutes.

On MOTION by Mr. Holmes seconded by Mr. Hewins with all in favor the minutes of the July 26, 2022 meeting were approved as presented.

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Cypress Bluff CDD

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Mr. Perry stated there may be a need to adjust the meeting schedule in the future to reduce the number of meetings. No action was taken at this time.

D. General Manager

1. Monthly Operations Report

2. Incident Reports

Ms. Pollicino gave the Board an overview of her report and the incidents that took place between meetings.

3. Consideration of Request from Skyhawks Sports Academy

Ms. Pollicino asked the Board for approval for Skyhawks Sports Academy to provide a golf program geared towards children in the area in front of the right-hand side Recharge entrance. Ten percent of the profits received would be given to the CDD.

There were no objections from the Board.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Income Statement

Mr. Perry provided a brief overview of the financial statements noting the assessments are fully collected, and there is about \$100,000 favorable variance in expenditures. Any funds carried over to the next year will be used to increase capital reserves.

B. Check Register

Mr. Perry noted the check register totals \$39,933.86.

On MOTION by Mr. Ray seconded by Mr. Holmes with all in favor the check register was approved.

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SIXTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

There were no supervisor requests. Mr. Ray provided an update on development status.

EIGHTH ORDER OF BUSINESS Next Scheduled Meeting – October 25, 2022 at 1:30 p.m. at the eTown Welcome Center

The Board made the following motion to move the November meeting up to November 15, 2022.

On MOTION by Mr. Price seconded by Mr. Cellar with all in favor moving the November meeting date to November 15, 2022 was approved.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Ray seconded by Mr. Holmes with all in favor the meeting was adjourned.

DocuSigned by:
Jim Perry
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Secretary/Assistant Secretary

DocuSigned by:
Richard Ray
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Chairman/Vice Chairman