

MINUTES OF MEETING  
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

A landowner's meeting of the Board of Supervisors of the Cypress Bluff Community Development District was held Tuesday, November 22, 2022 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida.

Present were:

Joe Muhl	Proxy Holder for Weekley Homes, LLC, CND E10 LLC, CND E7 LLC, Providence Construction Company, and Kettering Dev 133, LLC
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Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel
Richard Ray	Chairman
Dana Harden	Vesta Property Services

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 1:30 p.m.

**SECOND ORDER OF BUSINESS**

**Determination of Number of Voting Units Represented**

Ms. Giles stated I have proxies representing a total of 294 votes including 52 authorized votes for Weekley Homes, 13 authorized votes for CND E10, 160 authorized votes for CND E7, 3 authorizing votes for Kettering, and 66 authorized votes for Providence Homes. I have the landowner's proxies signed by each of those, with all five appointing Joe Muhl as the proxy holder to cast the ballots.

**THIRD ORDER OF BUSINESS**

**Election of a Chairman for the Purpose of Conducting the Landowners Meeting**

Ms. Giles acted as Chairman for the Landowners Meeting.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Position of Supervisors**

Mr. Muhl nominated John Hewins, William Cellar, and Richard Ray.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Mr. Muhl cast 275 votes for Richard Ray to fill Seat 3, 275 votes for William Cellar to fill Seat 2, and 250 votes for John Hewins to fill Seat 1.

**SIXTH ORDER OF BUSINESS**

**Tabulation of Ballots and Announcement of Results**

Ms. Giles stated that Richard Ray and William Cellar will serve four-year terms as they both received the highest number of votes, 275. John Hewins will serve a two-year term as he received the lowest number of votes, 250.

**SEVENTH ORDER OF BUSINESS**

**Landowners Questions and Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Giles adjourned the meeting at approximately 1:35 p.m.