

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, October 22, 2024 at 1:30 p.m. at the Duval County Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Joe Muhl	Chairman
John Holmes	Vice Chairman
John Hewins	Supervisor
Chris Price	Supervisor
Will Cellar	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Dana Harden	Vesta Property Services
Marcy Pollicino	General Manager
Matt Biagetti	GMS, LLC
Bob Feist	Supervisor Elect
Kirk Blomgren	Supervisor Elect

The following is a summary of the discussions and actions taken at the October 22, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 1:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

A resident asked if any of the supervisors know what the stormwater engineering plan is for the community and where the retention ponds flow.

Mr. Oliver responded that he would ask the engineer to give a briefing on that at the next meeting.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 24, 2024 Board of Supervisors Meeting

There were no comments on the minutes.

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On MOTION by Mr. Holmes seconded by Mr. Hewins with all in favor the minutes of the September 24, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Project Completion Resolution 2024-08

This item was tabled.

FIFTH 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. Oliver reminded the Board that three seats will be filled by landowner’s election and the general election in November. He also noted the meeting time will be discussed once the new board members are seated.

D. General Manager

1. Report

Ms. Pollicino provided an overview of the general manager’s report, a copy of which was included in the agenda package for the Board’s review.

2. Exterior Trim/Siding Quotes

Ms. Pollicino informed the Board that there is a strip of PVC siding that goes along three sides of the Recharge building in which the seams are beginning to come apart. Carlton Construction was consulted and has recommended a complete reinstall of a cement siding that would not warp. The quote for the reinstall is \$19,750. She also consulted All Weather Contractors, who can take that piece of siding out, replace it with a hardy cement product and paint it the same color. The difference would only be visible from the roof. She noted the

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minor repair is recommended, while keeping in mind a full replacement of the siding will be needed in the future as more siding begins to warp.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposal from All Weather Contractors to repair the siding totaling \$595 was approved.

3. Quote for Vegetation Cutback

Ms. Pollicino presented a proposal from Sun State totaling \$9,750 to cut ground vegetation back along the Parkway that is protruding into common areas. She noted that depending on the budget, this item could be pushed to next fall. The budget will need to be adjusted to include this cutback once every few years.

Mr. Oliver stated that the landscape contingency line item contains \$13,000.

This item was deferred and will be added to the budget for Fiscal Year 2026.

4. Pressure Wash Quote

Ms. Pollicino presented a quote from Hydro-Kleen to pressure wash the Recharge Amenity Center, totaling \$2,573.60.

On MOTION by Mr. Muhl seconded by Mr. Holmes with all in favor the proposal from Hydro-Kleen for pressure washing services totaling \$2,573.60 was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of September 30, 2024

B. Check Register

A copy of the check register totaling \$153,811.18 was included in the agenda package for the Board’s review.

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

SEVENTH ORDER OF BUSINESS

Other Business

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There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

A resident asked if there is any opportunity for additional amenities.

Mr. Oliver responded that the new Board could consider requests for new amenities.

A resident asked about an estimated cost for new pickleball courts.

Mr. Holmes responded that he would find out what it cost to construct the pickleball courts in Neptune Beach.

A resident stated that the pickleball courts in her last community cost \$35,000 per court.

NINTH ORDER OF BUSINESS

Recognition of Board Members Completing Term of Office

Mr. Oliver thanked the outgoing supervisors for their years of service.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – November 19, 2024 at 1:30 p.m. at the Southeast Regional Library

Mr. Oliver noted both a landowner’s election and regular board meeting will take place on November 19th at 1:30 a.m.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
Jim Oliver
D1BA5E5F7410418
Secretary/Assistant Secretary

DocuSigned by:
Joe Muhl
A8E24DD7AED143D
Chairman/Vice Chairman