

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, July 22, 2025 at 1:00 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 Hewins	Vice Chairman
William Cellar	Supervisor
Robert Feist	Supervisor
Kirk Blomgren	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Matt Biagetti	Governmental Management Services
Marcy Pollicino	General Manager
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the July 22, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 1:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There were no comments at this time.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 24, 2025 Meeting

Mr. Oliver asked for any questions, comments, or concerns regarding the June 24, 2025 minutes. Hearing none, he asked for a motion to approve.

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor the minutes of the June 24, 2025 Board of Supervisors meeting were approved as presented.
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FOURTH ORDER OF BUSINESS**Public Hearing for the Purpose of Adopting the
Fiscal Year 2026 Budget and Imposing Special
Assessments**

Mr. Oliver provided an overview of the FY 26 budget, which includes a 12% increase in the operations and maintenance assessments. The increase is driven by the need to build a capital reserves fund for the purpose of paying for repairs and replacements of the District's assets. Additionally, there are increases related to security, and extra staffing.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor, the public hearings regarding the adoption of the fiscal year 2026 budget and imposition of assessments were opened.

Multiple residents questioned the mention of security and staff at night, and asked if the pool will be open at night going forward.

Mr. Oliver responded that the purpose of the security and staff is to prevent people from accessing the facility after-hours when they are not authorized, especially the pool as it is not authorized for night-swim. Mr. Feist added that there have been enough incidents and enough residents expressing concern that have prompted the conversations of increasing security in the community.

A resident asked caused the increase in assessments for the Del Webb residents.

Mr. Oliver responded that Del Webb residents can reference the administrative and grounds maintenance section of the budget, which include increases to engineering, trustee, management, and landscape maintenance fees.

A resident asked why there are no Del Webb residents on the Board.

Mr. Oliver responded that there were none that qualified to run for office through the Supervisor of Elections office.

A resident asked if the area under the bridge where the surf park is being built will funnel into Recharge.

Mr. Cellar responded that is not part of the CDD, so that community will not utilize Recharge.

A resident asked if the businesses contribute to the CDD.

Mr. Muhl responded that the businesses are in a separate owner's association for the commercial area. Ms. Buchanan added that the businesses are outside the CDD's boundaries.

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There are some cost share agreements where they contribute to the landscape maintenance for the adjacent areas.

On MOTION by Mr. Cellar seconded by Mr. Muhl with all in favor, the public hearings regarding the adoption of the fiscal year 2026 budget and imposition of assessments were closed.

A. Consideration of Resolution 2025-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Ms. Buchanan stated that the purpose of this resolution is to formally adopt the budget through fiscal year end September 30, 2026.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor, Resolution 2025-05, relating to annual appropriations and adopting the budget for Fiscal Year 2026 was approved.

B. Consideration of Resolution 2025-06, Imposing Special Assessments and Certifying an Assessment Roll

Ms. Buchanan stated that this resolution imposes an assessment lien on properties within the District boundaries to fund the budget just adopted.

On MOTION by Mr. Hewins seconded by Mr. Muhl with all in favor, Resolution 2025-06, imposing special assessments and certifying an assessment roll for Fiscal Year 2026 was approved.

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 – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026

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Mr. Oliver presented the proposed meeting schedule for fiscal year 2026, noting the meeting time will be changed to 1:00 p.m. The meetings will be held on the fourth Tuesday of each month, except for November, December and May.

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor, the meeting schedule for Fiscal Year 2026 was approved with the meeting time to be changed to 1:00 p.m.

D. General Manager – Report

Ms. Pollicino provided an overview of her report. Ms. Pollicino informed the Board that the Echelon mirrors no longer have a subscription. The suggestion is to remove the Echelon mirrors and possibly sell them. A proposed layout for the gym was included in the agenda package for the Board's review.

There was no objection from the Board on the proposed layout.

Next, Ms. Pollicino stated that there is a vendor fair held each year in November, however it has grown quite large and last year there was an issue with parking. Her plan for this year is to use the Publix parking lot for the vendors vehicles and to use golf carts to transport the vendors over to the area in which the event will be held. Publix has agreed to the use of their parking lot. There were no objections from the Board on proceeding with this parking plan.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of June 30, 2025

Mr. Oliver presented the financial statements as of June 30, 2025.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 100% collected was included in the agenda package.

C. Check Register

Copies of the check registers for May, totaling \$82,911.15, was included in the agenda package for the Board's review.

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

EIGHTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

NINTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

A resident asked for confirmation if the increase in assessments is 6% for Del Webb residents. Mr. Oliver responded that is correct.

Next, the resident asked how the 6% increase relates to the current rate of inflation. Mr. Oliver responded that this budget is not tied to the rate of inflation so budget as it is the capital reserve report.

A resident asked if the Board has any ability to fine residents that have been found responsible for unauthorized access to the facilities. Mr. Oliver responded that the District does not have the ability to issue fines, but it can request restitution if damage is caused and it can also suspend amenity privileges.

Next, the resident asked how the roving security would work. Mr. Oliver responded that the CDD's funds can only be used for CDD property, so they will not go in and out of the various neighborhoods. Mr. Muhl added that the Board still needs to discuss specifics.

A resident asked if the \$100,000 included in the capital reserve budget is a one-time fee to get the budget started. Mr. Oliver responded that for this year, \$120,000 was the recommended amount to be put into the reserves. There will be a gradual increase in the amount set aside each year.

A resident asked if the Sheriff's Office presence following incidents at Recharge is only by request or if it's routine. Mr. Oliver responded that in this case, it was by request. The resident stated that if JSO would have a routine pattern in the community, it would have a different effect.

SEVENTH ORDER OF BUSINESS**Discussion of Security Matters and Consideration of Security Proposals***

Mr. Oliver stated this portion of the meeting was closed and asked the audience to leave the room.

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The Board entered the closed session at 1:54 p.m.

The Board exited the closed session at 2:20 p.m. and made the following motion.

On MOTION by Mr. Cellar seconded by Mr. Muhl with all in favor installing the proposal from Stealth for installation of security cameras was approved with one additional camera.

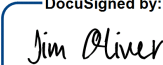
TENTH ORDER OF BUSINESS


**Next Scheduled Meeting – August 26, 2025
at 1:00 p.m. at the Southeast Regional
Library**

ELEVENTH ORDER OF BUSINESS

Adjournment

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman