

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, January 27, 2026 at 12:30 p.m. at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Joe Muhl	Chairman
John Hewins	Vice Chairman
Will Cellar	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Marcy Pollicino	General Manager
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the January 27, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Biagetti called the meeting to order at 12:30 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 December 16, 2025 Meeting

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

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor the minutes of the December 16, 2025 Board of Supervisors meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Discussion of Landscape Maintenance at

January 27, 2026

Cypress Bluff CDD

Neighborhood Entrances

Mr. Biagetti provided the board members with a map of the various neighborhood entrances, as well as the current landscape plan showing what the HOAs own versus what the CDD owns. This came about due to a request regarding the maintenance of the sod at the Del Webb and Newton entrances. Ms. Pollicino added that these areas are already in the District’s landscape maintenance contract, so there would be no extra cost.

The Board’s consensus was to have the CDD maintain the sod going forward.

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

There being nothing to report, the next item followed.

D. General Manager

1. Report

Ms. Pollicino provided an overview of her report and relayed a request from a homeowner to have a blue USPS mailbox added at ReCharge. The Board’s consensus was to not request the mailbox as it could draw non-residents.

2. Del Webb Sod Request

No action was taken on this item as the District will be maintaining the Del Webb entrance.

3. Proposal for Painting of Columns and Trusses

Ms. Pollicino presented a proposal from Investment Painting totaling \$3,795 to repaint the blue columns, pressure wash and paint the beams around ReCharge.

The Board’s consensus was to table this project until 2027 when it can be budgeted.

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Cypress Bluff CDD

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of December 31, 2025

Mr. Biagetti presented the financial statements as of December 31, 2025.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 95.3% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$407,216.14, was included in the agenda package for the Board's review.

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

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Steve Kelly asked if the Granville HOA is responsible for the wall that runs down the Parkway near the Granville neighborhood.

Ms. Pollicino responded that the CDD is responsible for the long strip of landscaping along that area, but not the wall itself.

Steve Kelly asked who is responsible for the alleyway on the other side of Granville between Marconi.

Ms. Pollicino responded that anything within the neighborhoods is the HOA responsibility.

Steve Kelly asked if there are any other deferred maintenance items that need to be taken care of given the budget is \$20,000 to the positive.

Ms. Pollicino stated that there is currently nothing on her radar that needs to be done this year.

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Cypress Bluff CDD

Steve Kelly asked if cubbies could be added to the fitness center.

Ms. Pollicino will see if there is enough space to add cubbies.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – February 24, 2026 at 12:30 p.m. at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor the meeting was adjourned.

Signed by:
Matt Baggett
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Secretary/Assistant Secretary

DocuSigned by:
Joe Muhl
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Chairman/Vice Chairman