

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, February 24, 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
Robert Feist	Supervisor
Will Cellar	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Hunter Hurley <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 February 24, 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 January 27, 2026 Meeting

Mr. Biagetti provided a few revisions to the minutes.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor the minutes of the January 27, 2026 Board of Supervisors meeting were approved as revised.

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FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Muhl stated that there was a bill including some research regarding open carry at board meetings and asked if it is allowed or not.

Ms. Buchanan responded that traditionally there has been a prohibition on concealed carry at public meetings. With a recent change in legislation, it created a loophole that allows someone to carry a larger gun such as a shot gun. Depending on the meeting location, however, firearms may not be allowed.

Ms. Harden joined the meeting at this time.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Mr. Biagetti reported that the fiscal year 2027 budget is scheduled to be approved at the May board meeting and adopted at the July meeting. Budget discussions will begin at the March meeting. Ms. Pollicino added that she is working on getting pricing for items that are coming up such as pool furniture and repairs. The pool is currently losing water, so it has been recommended to have Red Rhino come in for leak detection.

On MOTION by Mr. Cellar seconded by Mr. Feist with all in favor authorizing leak detection by Red Rhino in the amount of \$2,275 was approved.

Ms. Harden announced that Ms. Pollicino will be working part-time at a neighboring community. An assistant general manager will be hired to pick up the 20 hours in which Ms. Pollicino will be working offsite.

D. General Manager

1. Report

Ms. Pollicino provided an overview of her report, a copy of which was included in the agenda package for the Board’s review. She also reported that the lights for the eTown sign on the south side of 9B are out. She is working to get it repaired.

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2. Proposal for Pressure Washing ReCharge Facility

Ms. Pollicino presented a proposal from Hydro-Kleen totaling \$7,237.91 to pressure wash the ReCharge facility and eTown entrance signs.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposal from Hydro-Kleen totaling \$7,237.91 was approved.

Next, Ms. Pollicino stated that the handrails on the main steps at ReCharge are loose and need to be repaired. She presented a quote from All Weather to perform the repair for a total of \$1,385.

Ms. Buchanan left the meeting by phone and Mr. Hurley joined the meeting by phone at this time.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposal from All Weather to repair the handrails totaling \$1,385 was approved.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of January 31, 2026

Mr. Biagetti presented the financial statements as of January 31, 2026.

Mr. Feist asked why the \$5,000 prepayment fee under the debt service fund is not budgeted for.

Mr. Biagetti responded that he would look into it.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 96.5% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$1,425,663.68, was included in the agenda package for the Board’s review.

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

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

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

NINTH ORDER OF BUSINESS

Adjournment

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

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman