

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, March 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
Kirk Blomgren <i>by phone</i>	Supervisor

Also present were:

Matt Biagetti	District Manager
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 March 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 February 24, 2026 Meeting

There were no comments on the minutes.

On MOTION by Mr. Cellar seconded by Mr. Feist with all in favor the minutes of the February 24, 2026 Board of Supervisors meeting were approved as revised.

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FOURTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. Biagetti presented the draft budget for fiscal year 2027, noting it includes a 5% increase for residential and 8% for the active adult properties. The largest factors in the increase are due to water and sewer and landscaping costs.

A breakout of the water and sewer was requested. Additionally, staff will look at which water features need to be charged directly to the amenity versus the entire grounds. Mr. Feist recommended making sure any capital projects are being planned for appropriately. Mr. Muhl recommended looking at the current contracts to see if any can be put out to bid. Ms. Harden suggested looking into installing a well for the pool water.

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. Biagetti reminded the board members to complete their Form 1.

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.

2. Proposal for Sealing Pool Expansion Joints

Ms. Pollicino stated that it was recently discovered that the pool is losing four inches of water every 24 hours. Red Rhino was called out for a leak detection inspection and discovered that all three expansion joints are leaking. Two proposals were received for the repair, one from Village Pools totaling \$12,350 and one from Crown Pools totaling \$16,965. Mr. Muhl

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authorized Ms. Pollicino to move forward with using Village Pools between meetings to avoid further water loss.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor the proposal from Village Pools totaling \$12,350 was ratified.

3. Proposal for Pool Furniture

Ms. Pollicino presented two estimates for pool furniture, totaling \$24,872.20 and \$46,743.60 to powder coat and add new slings to the pool furniture. She noted she would like to budget for this project during FY27 and there may be a 5% increase in cost. The pool furniture is estimated to be replaced in 2035.

The board members questioned whether other CDDs use a credit card that provides cash back, or whether they finance any repairs. Mr. Biagetti stated that he would look into this.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of February 28, 2026

Mr. Biagetti presented the financial statements as of February 28, 2026.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 96.9% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$80,373.61, 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.

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EIGHTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Steve Kelley asked if the CDD owns the building at the corner of Apex and E Town.

Mr. Muhl responded no, the building is owned by a private investor.

Next, Mr. Kelley expressed concern with the heavy trucks from the landscaping contractors being used on the multiuse path.

Ms. Pollicino stated that the multiuse path is owned by the City of Jacksonville.

Next, Mr. Kelley asked about the retention pond in Granville.

Ms. Pollicino responded that the Granville HOA is responsible for that pond.

NINTH ORDER OF BUSINESS

Discussion of Security Matters

The Board entered a closed session to discuss matters related to security at approximately 1:21 p.m. The public meeting resumed at approximately 1:30 p.m. and the following motion was taken.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor a proposal from Everon for a security monitoring system including a two-year subscription was approved.

The Board directed Ms. Pollicino to inform the community that the Board is working to address the security concerns.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 28, 2026 at 12:30 p.m. at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida

ELEVENTH ORDER OF BUSINESS

Adjournment

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

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Signed by:
Matt Bragetti
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Secretary/Assistant Secretary

DocuSigned by:
Joe Muhl
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Chairman/Vice Chairman