

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, April 28, 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
Kirk Blomgren <i>by phone</i>	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Marcy Pollicino	General Manager

The following is a summary of the discussions and actions taken at the April 28, 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 March 24, 2026 Meeting

There were no comments on the minutes.

On MOTION by Mr. Hewins seconded by Mr. Muhl with all in favor the minutes of the March 24, 2026 Board of Supervisors meeting were approved as presented.

April 28, 2026

Cypress Bluff CDD

FOURTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing

Ms. Buchanan stated that the disclosure of public financing summarizes the improvements the CDD has constructed or acquired, as well as the bonds that have been issued to pay for those improvements. The disclosure will be recorded in the public records.

On MOTION by Mr. Muhl seconded by Mr. Feist with all in favor the disclosure of public financing was approved.

FIFTH ORDER OF BUSINESS

Acceptance of the Draft Fiscal Year 2025 Audit Report

Mr. Biagetti presented the fiscal year 2025 audit report, noting there were no deficiencies or negative findings to report.

On MOTION by Mr. Hewins seconded by Mr. Feist with all in favor the fiscal year 2025 audit report was accepted.

SIXTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. Biagetti presented an updated utility schedule, noting the District’s accountant has identified which utilities should be paid for by all residents, and which are specific to the amenities. He also reminded the Board that the budget is scheduled to be approved at the May meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan informed the Board that during the last legislative session, a bill to increase the sovereign immunity limits was approved and a bill to recall residents board members was approved. Neither have been signed by the Governor yet.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Report on the Number of Registered Voters

April 28, 2026

Cypress Bluff CDD

Mr. Biagetti reported there are 3,059 registered voters residing within the District’s boundaries. Next, Mr. Biagetti reminded the board members to file their Form 1 and complete four hours of ethics training.

D. General Manager – Report

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

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of March 31, 2026

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

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 97.4% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$58,667.22, was included in the agenda package for the Board’s review.

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

NINTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

Carol Springer asked if the Board is planning on billing the Edison HOA for water use retroactively once a number is agreed upon.

Mr. Biagetti stated that the intent was to bill Edison moving forward.

Next, Carol Springer stated that now that new construction is almost complete, she does not see the E-Town flags as necessary.

April 28, 2026

Cypress Bluff CDD

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 19, 2026 at 12:30 p.m. at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida

TWELFTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Matt Bragetta
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Secretary/Assistant Secretary

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Joe Muhl
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Chairman/Vice Chairman