

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Friday, May 29, 2026 at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park 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
Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Marcy Pollicino	General Manager
Dana Harden	Regional General Manager

The following is a summary of the discussions and actions taken at the May 29, 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.

The following item was taken out of order from the agenda.

EIGHTH ORDER OF BUSINESS

Staff Reports (General Manager)

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

Next, Ms. Pollicino informed the Board the pine straw in the dog park has dissipated and needs to be replenished as the park is getting muddy and residents have expressed

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concerns. She presented a proposal totaling \$2,306.25 from Sunstate to replenish the pine straw.

On MOTION by Mr. Cellar seconded by Mr. Muhl with all in favor the proposal from Sunstate Nursery totaling \$2,306.25 for pine straw was approved.

Next, Ms. Pollicino informed the Board the irrigation pump shut off valve needs to be rebuilt as the internal parts are worn and aged. She presented a proposal from Sunstate totaling \$1,960 to complete the repairs.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposal from Sunstate Nursery totaling \$1,960 for pump repairs was approved.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Kirk Blomgren

Mr. Biagetti stated that Kirk Blomgren moved from the community and is no longer eligible to serve on the Board.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor Kirk Blomgren’s resignation was accepted.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 28, 2026 Meeting

There were no comments on the minutes.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor the minutes of the April 28, 2026 Board of Supervisors meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date

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Mr. Biagetti presented the proposed budget for fiscal year 2027, noting there is an increase in assessment being proposed that comes to \$19.98 per year for active adult units and \$42.61 for residential units.

Mr. Muhl suggested putting part of the amenity manager’s fees under the administrative portion of the budget given the job duties.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor Resolution 2026-02, approving the proposed budget for fiscal year 2027 and setting a public hearing for July 28, 2026 at 12:30 p.m. was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03,
Setting a Public Hearing to Adopt Revised
Rules of Procedure**

Ms. Buchanan stated that her firm is updating the rules of procedure to be in line with recent legislative changes. The revisions are to items including voting requirements and meeting conduct, public procurement and rulemaking procedures.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor Resolution 2026-03, setting a public hearing for July 28, 2026 at 12:30 p.m. to adopt revised rules of procedure was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Renewal Agreement with
Vesta Property Services**

Ms. Buchanan stated that the agreement with Vesta Property Services includes the staffing and pricing changes as the Board has previously discussed. It also removes a requirement for food and beverage licensing as that is not needed. It also modifies the indemnification language to remove the developer entity and to make Vesta responsible for claims if they are based on their negligence.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor the renewal agreement with Vesta Property Services was approved with the Chairman authorized to provide final approval.

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EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing further to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Reminder of Upcoming Election

Mr. Biagetti reported there are two seats up for election in November. The qualifying period is June 8th through June 12th. Next, Mr. Biagetti reminded the board members to file their Form 1 by July 1st.

D. General Manager – Report

This item was covered earlier in the meeting.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of March 31, 2026

Mr. Biagetti presented the financial statements as of April 30, 2026.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 98.7% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$91,057.97, was included in the agenda package for the Board’s review.

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

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

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ELEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – June 23, 2026 at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Matt Begette
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Secretary/Assistant Secretary

DocuSigned by:
Joe Muhl
A8E24DD7AED143D...
Chairman/Vice Chairman