

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, June 23, 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
Bob Feist	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan	District Counsel
Marcy Pollicino	General Manager
Dana Harden	Regional General Manager

The following is a summary of the discussions and actions taken at the June 23, 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 May 29, 2026 Meeting

There were no comments on the minutes.

On MOTION by Mr. Hewins seconded by Mr. Cellar with all in favor the minutes of the May 29, 2026 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Agreement with Vesta Property Services

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Mr. Biagetti reminded the Board the agreement was approved in substantial form at the last meeting and the Chair was given authority to execute between meetings.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor the agreement with Vesta Property Services was ratified.

FIFTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2027 Budget**

Mr. Biagetti asked if there was any further discussion needed on the budget. He reminded the Board the budget will be adopted at the next meeting and it includes a 5% increase in assessments.

Mr. Feist asked if the increase percentage for both active adult and residential will be clarified.

Mr. Biagetti responded that the increase for both rounds up to 5%.

Mr. Feist asked if variances above a certain amount can be shown in a separate table going forward. The Board's consensus was to set that threshold at 5%.

Next, Mr. Feist asked that the Board be made aware when the bonds are able to be refinanced.

SIXTH 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

Mr. Biagetti reported that Mr. Muhl, Mr. Cellar and Carol Springer have qualified for each of the vacant seats in the upcoming general election.

D. General Manager – Report

Ms. Pollicino provided an overview of the general manager's report, a copy of which was included in the agenda package.

Mr. Feist asked if the cost share agreement for Edison irrigation has been settled.

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Mr. Biagetti responded that the HOA has been provided with the information they have asked for, however there has been no update on the agreement.

NINTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of May 31, 2026**

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

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 99.4% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$117,822.59, was included in the agenda package for the Board's review.

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

EIGHTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

NINTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

There being none, the next item followed.

TENTH ORDER OF BUSINESS

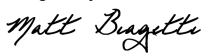
Next Scheduled Meeting – July 28, 2026 at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida

ELEVENTH ORDER OF BUSINESS**Adjournment**

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

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Cypress Bluff CDD

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman