MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, August 25, 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	Vesta Property Services

The following is a summary of the discussions and actions taken at the August 25, 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 being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 28, 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 July 28, 2026 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Ratification of Agreement with Everon for Security Services**

Mr. Biagetti reminded the Board that the Chair was authorized to execute the final agreement between meetings.

Mr. Feist asked what the timeline is.

Ms. Pollicino responded in roughly 45 days the system would be installed.

On MOTION by Mr. Hewins seconded by Mr. Muhl with all in favor the agreement with Everon for security services was ratified

FIFTH ORDER OF BUSINESS **Acceptance of the Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit**

Mr. Biagetti stated that the engagement letter authorizes Grau to being the auditing process for fiscal year 2026. There is a $100 increase in the fee over the past year.

On MOTION by Mr. Muhl seconded by Mr. Feist with all in favor the engagement letter with Grau & Associates for fiscal year 2026 was accepted.

SIXTH ORDER OF BUSINESS **Consideration of Trademark License Agreement with E-Town Development**

Ms. Buchanan stated that the developer has requested a way to make sure the developer remains in compliance with their trademark obligations. The agreement allows the District to use the logo trademarks for free, with the understanding that if the District were ever to start using the trademarks in a way that was not consistent with what they believe to be appropriate use, they would provide notice to the District and the District would have the option to change the operations, or the trademark license agreement could be terminated.

On MOTION by Mr. Hewins seconded by Mr. Cellar with all in favor the trademark license agreement with E-Town Development was approved.

SEVENTH 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

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Mr. Biagetti presented a proposed meeting schedule including meetings on the fourth Tuesday at 12:30 p.m., with exception to November and December, which are proposed to be held on the third Tuesday.

> On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor the fiscal year 2027 meeting schedule was approved as presented.

2. Consideration of Goals & Objectives for Fiscal Year 2027

Mr. Biagetti presented proposed goals and objectives for fiscal year 2027, which are largely compliance-based.

> On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor the fiscal year 2027 goals and objectives were approved as presented.

D. General Manager

1. Report

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

2. Proposals for Signs

Ms. Pollicino reminded the Board that the Jacksonville traffic engineering department would be installing new traffic signs in front of Atlantic Coast High School and along E-Town Parkway unless the District would prefer decorative posts, which would require additional revocable and right-of-way permits and a cost of $3,850.

Next, Ms. Pollicino presented a proposal totaling $2,800 for replacement bike lane and two-way traffic signs that are the responsibility of the CDD due to the permit submitted during development.

The Board's consensus was to wait to see what the city's signs look like to see if it's necessary to make the signs consistent with the rest of the community.

3. Proposal for Pressure Washing

Ms. Pollicino presented a proposal totaling $2,286.10 to pressure wash the ReCharge facility.

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor the proposal from Hydro-Kleen totaling $2,286.10 was approved.

Ms. Pollicino reported that she has authorized replacement of a pool gate latch that is not working proposal for a total of $1,500. Next, it was reported that some plants, shrubs and sod have not come back following the freeze. The total to replace all the items would be $3,968 for the plants and shrubs, and $2,200 for the sod. Lastly, it was reported there was some tile in the gym floor and some drywall that needs to be replaced for a total of $1,790.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposals for the gate latch, landscaping replacements, and various projects at ReCharge were approved.

Mr. Feist asked for the Glenmont HOA irrigation cost share to be added to the next agenda for discussion since they have not yet agreed to the cost share.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of July 31, 2026

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

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 100.4% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling $100,282.28, 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.

NINTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

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

Mr. Cellar asked about the status of the commercial POA and the fees they are paying.

Ms. Buchanan responded that she spoke to the presidents of both POAs and they both indicated they were still committed to assisting with landscape maintenance costs for their shared area.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – September 22, 2026 at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida**

TWELFTH ORDER OF BUSINESS **Adjournment**

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

Signed by:
Matt Biagetti
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Secretary/Assistant Secretary

DocuSigned by:
Joe Muhl
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Chairman/Vice Chairman