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MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, September 22, 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 *by phone*	District Counsel
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the September 22, 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**

Emily Ged asked for a Free Little Library to be put in at the ReCharge amenity center, noting it would be a cost of $500. She believes it would get more use at the amenity center rather than in a neighborhood.

Steve Kelley stated that the decorative light posts and street signs were chosen deliberately to create an environment that is conducive to the lifestyle that the residents want and to maintain the property values. He asked that the CDD does everything it can to maintain and improve upon its current situation and never to take a step backwards.

THIRD ORDER OF BUSINESS **Approval of Minutes of the August 25, 2026 Meeting**

There were no comments on the minutes.

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On MOTION by Mr. Feist seconded by Mr. Hewins with all in favor the minutes of the August 25, 2026 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS Discussion of Glenmont HOA Cost Share

Mr. Biagetti reminded the Board that it has been determined that the CDD is feeding a portion of the HOA's irrigation, so the Board decided to create a cost share agreement, which has been sent to the HOA for their review and approval. The cost the HOA would owe the CDD is $4,000 per year. The HOA has not yet put the item on their agenda for discussion.

This item was tabled with it being noted the CDD board will be making a decision at the October meeting.

FIFTH ORDER OF BUSINESS Consideration of Commercial HOA Landscape Maintenance Cost Share

Ms. Buchanan stated that the agreement is for a third of the maintenance costs on the FDOT right of way and 40% of the maintenance costs of Phase 1 on E-Town Parkway. The next step would be for the association to approve the agreement.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor continuing to pursue a cost share for landscape maintenance with the commercial HOAs was approved.

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

There being nothing to report, the next item followed.

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D. General Manager – Report

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

Mr. Feist asked for additional tiles for the gym to be purchased in case they need to be replaced.

Mr. Cellar stated that the flashers in front of Del Webb do not turn off.

Mr. Feist responded that Ms. Pollicino has notified the City.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of August 31, 2026

Mr. Biagetti presented the financial statements as of August 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 $80,593.10, was included in the agenda package for the Board's review.

On MOTION by Mr. Hewins seconded by Mr. Feist 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

A resident stated that the meeting location was not correct on the website.

TENTH 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

Docusign Envelope ID: 7DA1C2E3-885E-8192-83E4-9FC14CA4F5BF

ELEVENTH ORDER OF BUSINESS Adjournment

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

Signed by:
Matt Bragetti
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Secretary/Assistant Secretary

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