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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, October 27, 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:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Dana Harden	Vesta Property Services
Terry Giles	GMS, LLC
Raul Arias	City of Jacksonville Councilman (District 11)
Evin Herzhberg	Chief of Staff for CM Arias

The following is a summary of the discussions and actions taken at the October 27, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Oliver called the meeting to order at 12:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the September 22, 2026 Meeting**

There were no comments on the minutes.

> On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the minutes of the September 22, 2026 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Discussion of Glenmont HOA Irrigation Cost Share**

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As discussed at the last meeting, 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 made a decision on their end.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor, directed staff to send a formal letter to the Glenmont HOA setting a deadline of December 15, 2026 for the HOA to decide whether to enter into a cost share agreement with the CDD for irrigation costs was approved.

FIFTH ORDER OF BUSINESS **Discussion of Commercial HOA Landscape Maintenance Cost Share**

Ms. Buchanan stated she and Mikey White are working to ensure the percentages for the cost share contributions are correct.

Next, Mr. Oliver introduced Raul Arias, Jacksonville City Councilman.

Mr. Arias stated that he lives in E-Town as well and has received a lot of concerns of speeding down the Parkway, which has resulted in requests for speed humps, speed bumps or rumble strips. Mr. Arias is hesitant to committee City dollars to the installation of speed reduction unless the CDD and its constituents indicate they are desired, so Mr. Arias encouraged the Board to start that discussion. Mr. Arias noted he has worked to allocate funds to put towards the improvements. The rumble strips may be covered by the City's funds; however, the District would likely have to allocate some of its own funds for speed bumps or speed humps.

It was noted that this collector road is owned and maintained by City of Jacksonville.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Buchanan suggested if the Board is interested in pursuing speed reduction devices on the Parkway, an e-blast could be sent to the community members to gauge interest.

B. District Engineer

There being nothing to report, the next item followed.

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C. District Manager – Update on the Fiscal Year 2026 Goals & Objectives

Mr. Oliver reported that the goals and objectives that were set for fiscal year 2026 had been met.

> On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor marking the goals and objectives for fiscal year 2026 achieved was approved.

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. Proposal for Replacing Irrigation Controller

Ms. Pollicino stated that the Phase 1 irrigation controller was struck by lightning and had to be replaced at a cost of $3,390. A request for reimbursement has been submitted to the District's insurance company.

> On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposal from Sun State totaling $3,390 was ratified.

3. Proposal for Roadway Signage

Ms. Pollicino reminded the Board that the city has installed signs along E-Town Parkway. If the Board desires to put the signs on decorative posts, a permit would be required, and the signs themselves would cost $3,850.

This item was tabled to the next meeting.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of September 30, 2026

Mr. Oliver presented the financial statements.

B. Assessment Receipts Schedule

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A copy of the assessment receipts schedule showing on-roll assessments for fiscal year 2026 were 100.4% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling $144,632.84, was included in the agenda package for the Board's review.

On MOTION by Mr. Muhl seconded by Mr. Hewins 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 commended the Board on their efforts and commented that a few streets such as Invention and Kettering do not have decorative street signs.

Mr. Cellar responded that those streets are the HOA's responsibility.

A resident commented that benches are needed along the long section of sidewalk, so she will be putting in that request with the commissioner. She also commented that she is against speed bumps for aesthetic reasons and the fact that it slows down emergency vehicles.

TENTH ORDER OF BUSINESS **Discussion of Security Matters**

There was no discussion or action taken on this item.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – November 17, 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.

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Signed by:
Matt Bragetti
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Secretary/Assistant Secretary

DocuSigned by:
Joe Muhl
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Chairman/Vice Chairman