

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

October 14, 2021 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, October 14, 2021 at 9:15 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, October 14, 2021 at 9:15 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice-Chair
Lori Campagna	Supervisor
Becky Wilson	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Gene Roberts	District Manager, Meritus	
Vivek Babbar	District Counsel, Straley Robin Vericker	<i>via teleconference</i>

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Supervisor Compensation

Supervisor Evans stated she would like to start receiving the Supervisor's compensation for attending the monthly meetings. Supervisor Coffey, Supervisor Campagna, and Supervisor Wilson also stated they would like to receive the compensation.

B. Consideration of Steadfast Addendum Landscape Agreement

The Board reviewed the addendum to the Steadfast Landscape Agreement.

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MOTION TO:	Accept the addendum.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Discussion on Mulch Proposal

The Board reviewed the mulch proposal.

MOTION TO:	Approve the mulch proposal for \$26,000.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

4. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting August 12, 2021

The Board reviewed the August 12, 2021 minutes.

MOTION TO:	Approve the August 12, 2021 minutes.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Minutes of the Continued Regular Meeting August 19, 2021

The Board reviewed the August 19, 2021 minutes.

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MOTION TO:	Approve the August 19, 2021 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Operations and Maintenance Expenditures July 2021

The Board reviewed the July 2021 O&Ms.

MOTION TO:	Approve the July 2021 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Consideration of Operations and Maintenance Expenditures August 2021

The Board reviewed the August 2021 O&Ms.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING AUGUST 30, 2021

The Board reviewed the financials. Supervisor Coffey asked how much money is available in the construction fund.

120 **6. VENDOR/STAFF REPORTS**

121 **A. District Counsel**

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123 Mr. Babbar discussed the timing of the validation of the amenity center plan. Supervisor Coffey
124 stated that it would be in the fourth quarter of 2022.

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126 **B. District Engineer**

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128 There was nothing additional to report from the Engineer at this time.

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130 **C. District Manager**

131 **i. Community Inspection Report**

132 **ii. Steadfast Daily Logs**

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134 The Board reviewed the community inspection reports.

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137 **7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

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139 Supervisor Campagna asked for staff to provide a strategy of transition from developer to
140 residents on the Board. Mr. Lamb recommended they go through the election process in
141 November 2022.

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143 Supervisor Coffey asked for Mr. Babbar to double check on the plats that are being turned over.

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145 Supervisor Evans stated that Lennar will be repairing the pavers at the entrance and traffic will
146 need to be diverted to the back entrance while the repairs are being made.

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149 **8. PUBLIC COMMENTS**

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151 There were no public comments.

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155 9. ADJOURNMENT

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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164 *These minutes were done in summary format.

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166 *Each person who decides to appeal any decision made by the Board with respect to any matter
167 considered at the meeting is advised that person may need to ensure that a verbatim record of
168 the proceedings is made, including the testimony and evidence upon which such appeal is to be
169 based.

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171 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
172 noticed meeting held on 01/18/2022.

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Gene Robert

Kelly Evans

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176 Signature

Signature

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Gene Robert

Kelly Evans

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179 Printed Name

Printed Name

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181 Title:

- Secretary
- Assistant Secretary

181 Title:

- Chairman
- Vice Chairman

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Recorded by Records Administrator

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[Signature]

Signature

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1/18/2022

Date

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